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, September 11, 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: September 11, 2026, at 12:00 P.M., Guam, Port Moresby
Join Zoom Meeting
https://us02web.zoom.us/j/87281426038?pwd=MdyFRbB6uxyH031KIDwZ5sz55wYIdz.1
Meeting ID: 872 8142 6038
Passcode: 897345

AGENDA

I. Call to Order

II. Roll Call

III. Approval of Minutes:

A. July 24, 2026 Regular Board Meeting

IV. President's Report for July 2026

V. Legal Report for July 2026

VI. Old Business

VII. New Business

A. Fiscal Year 2027 Budget

VIII. Public Participation

IX. Adjournment

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

Guam Housing Corporation Government Funds pay for this Notice of Publication.

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

GUAM HOUSING CORPORATION BOARD OF DIRECTORS REGULAR MEETING Guam Economic Development Authority Conference Room **Friday, July 24, 2026** Commenced: 10:15 a.m. Roll call / quorum present: Quorum exists Adjourned: 11:00 a.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.**	**ATTENDANCE**	
	<u>Directors present:</u> All Present at the time Quorum established; Francisco A. Florig, Chairman (in person) Gustavo A. Morales, Secretary (in person) Lillian O. Guerrero, Director (in person) Romeo "Romy" Angel, Director (in person) Mark Duarte, Director (via Zoom) <u>Legal Counsel:</u> Edward C. Han, Esq. (in person) <u>Members of the Public:</u> NONE	<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) Patricia M.Q. Kier, Housing Services Administrator (via Zoom) Alysia Leon Guerrero, Controller (in person) Athena Tenorio, Admin. Asst. (in person) Yong Pak, IT Consultant (in person) Flora Mae Cruz, Housing Specialist (via Zoom)

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
I.	**Call to Order**	10:15 a.m.				
II.	**Roll Call**	Quorum established				
III.	**Approval of Minutes:**	Minutes of the June 26, 2026, Board Meeting reviewed and discussed by the Board.	Motion to approve June 26, 2026, Board Meeting minutes made by Director Angel 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:**	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.		Admin / Maintenance / Rental	Admin / Maintenance / Rental	**On-Going**

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		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.				

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		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.				

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
V.	**Legal Report**	<u>Status of Foreclosure Cases</u>: *See*, separate Foreclosure Report.		Legal Counsel	Legal Counsel	**On-Going/ Pending**
VI.	**Old Business:**	**NONE**				
VII.	**New Business:**	**<u>Signatory Resolution</u>:** Resolution to add Housing Service Administrator as a signatory to sign checks and other banking instruments.	Motion to approve Resolution made by Director Guerrero and seconded by Secretary Morales, and without any further objections, motion was approved.			
IX.	**Public Participation**	**NONE**				
IIX.	**Adjournment**		The Board scheduled their next Board meeting for **August 28, 2026, at 12:00 p.m. Upon motion duly made by Director Guerrero, and seconded by Secretary Morales, and without any objections, the meeting was adjourned at 11:00 a.m.**			

APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By: ______________________
FRANCISCO FLORIG, Chairman

Date: 9/11/2026

APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By: ______________________
JACQUES G. BRONZE, ESQ, Legal Counsel

Date: 9/11/26

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

PRESIDENT'S BOARD REPORT July 2026
Board of Directors Regular Meeting
September 11, 2026 – GEDA Conference Room

OVERVIEW

A change order has been requested by Genesis Tech for Phase II of the Lada Gardens Renovation Project. Following severe weather conditions associated with Typhoons Sinlaku and Bavi, water leaks and intrusions were discovered throughout the units. Site inspections conducted by the contractor, GHURA, Maintenance Supervisor Randy Barcinas and Maintenance Leader Brian Asuncion, confirmed active water intrusion occurring at the connection joints between the bottom of wall areas and floor slabs. The remediation work for the units falls outside of the original scope of work and was requested under Change Order 3 (CO3) at an additional cost of $62,500 with an additional forty (40) days for completion. After consulting with the GHURA and Rental/Maintenance Teams, GHC approved CO3. However, only an additional twenty (20) days was granted moving the completion date to December 20, 2026 inclusive of all required inspections and the issuance of occupancy permits for all units. GHURA has advised that Genesis Tech will be able to meet the December 20, 2026 date. CO3 is on the agenda for the GHURA Board of Commissioners meeting on September 22, 2026.

On August 20, 2026, GHC held a meeting with the CHamoru Land Trust Commission (CLTC) to discuss the 2014 MOA for the Affordable Homes Project in Sagan Linahyan and the status of a foreclosed CLTC property. At the meeting, the agencies agreed that the Affordable Homes Project should be revisited and that the MOA should be reviewed and updated. CLTC agreed to provide an updated draft of the MOA for GHC review. Additionally, it was agreed that the occupant of the foreclosed property has not met the conditions set forth by the CLTC to remain on the property and that eviction proceedings should proceed. GHC and CLTC will move forward with the required actions in support of this decision. Present for GHC were Chairman Florig, President Pangelinan, Loan Administrator Guerrero, and Housing Services Administrator Kier. The CLTC was represented by Chairman Earl Garrido, Acting Administrative Director Angela Camacho, and Program Coordinator Dexter Tan.

The Rental Division had a total of 33 vacancies as follows:

Lada Gardens Phase II Renovations	16
Lada Gardens/Sagan Linahyan Pending Renovation Funding	6
Completed Repairs by GHC Maintenance	5
Pending Repairs by GHC Maintenance	6

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

Six (6) loan and grant pre-qualification inquiries were received by the Loan Department. Five (5) were for the Six Percent (6%) loan program and one (1) was for the FTHAP. The average pre-qualified amount was $149,225.

As of July 31, 2026, the Loan Division had ten (10) prospective loan applications in varying stages of the application process. Three (3) applications are for the Direct Loan Program and seven (7) are for the 6% Loan Program. The total required funding is $2,753,500.

Five (5) FTHAP grants totaling $50,000 were approved with one (1) in process. No loans were pre-approved, approved or closed.

ACCOUNTING DIVISION MONTHLY REPORT

JULY 2026

Month	FY 2026	FY 2025	Difference	Variance
Revenues	$ 203,197.94	$ 227,433.86	$ (24,235.92)	-10.66%
Expenses	$ 301,506.71	$ 334,851.64	$ (33,344.93)	-9.96%
Change in net position	$ (98,308.77)	$ (107,417.78)	$ 9,109.01	8.48%

Year to Date	FY 2026	FY 2025	Difference	Variance
Revenues	$ 3,218,362.14	$3,045,892.00	$ 172,470.14	5.66%
Expenses	$ 3,328,471.85	$3,185,866.75	$ 142,605.10	4.48%
Change in net position	$ (110,109.71)	$ (139,974.75)	$ 29,865.04	21.34%

Revenues for the month decreased by 11% compared to the previous year. This decline is primarily attributed to: 1) Interest on loan receivable decreased due to a lower loan portfolio balance), 2) Rental income decreased due to an increase in vacancies; 3) Administrative fee decreased due to less grants disbursed in Jul-2026; 4) Funds received for Fiduciary accounts decreased due to a return in funds in Jul-2025; and 5) Other income decreased due to the receipt of funds for the S.A.F.E. house in Jul-2025. Year-to-date revenues, however, have increased by 6% compared to the previous fiscal year. This is primarily attributed to the recognition of revenue following the $708K disbursements of ARPA funds as of Jul-2026 for the Lada Phase II project.

Expenses for the month decreased by 10% compared to the previous year. This is primarily attributed to a fewer number of grants disbursed in Jul-2026 and a decrease in S.A.F.E. house expenses in Jul-2026. Expense year-to-date increased by 4% compared to the previous year. This increase is driven by the following factors:

1.) Fiduciary Expenses: 48 grants were disbursed as of Jul-2026, compared to 47 grants as of Jul-2025 alongside S.A.F.E. House disbursements totaling $30K as of Jul-2026.
2.) Benefits: Retirement and 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 Jul-2026 ($12K) compared to 5 families as of Jul-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	10.42%	10.51%
Delinquency – Rental	5.90%	4.47%
Vacancy rate based on dollar amount	29.45%	28.75%

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

RENTAL DIVISION REPORT

JULY 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	2	3	3	4
TOTAL VACANCIES LADA GARDENS				**30**

***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	7	$4,857.47	3	$7,050.00	3	$2,175.00	14	$14,082.47	1	$2,350.00
TOTAL	**1**	**$6,807.47**	**5**	**$10,250.00**	**16**	**$10,325.00**	**32**	**$27,382.47**	**3**	**$5,550.00**

Description	Amount
Total Vacancies – Lada Gardens	$27,382.47
Total Vacancies – Sagan Linahyan	$5,550.00
Grand Total Vacancies (May 2026)	**$32,932.47**

HOMELESS/EMERGENCY HOUSING

Homeless/Emergency Housing	4

PROSPECTIVE TENANT/WAIT LIST

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

LOAN DIVISION MONTHLY REPORTS

JULY 2026

PREQUALIFICATION INTERVIEWS

Number of Interviews	6
Average Loan Amount	$149,225

PROSPECTIVE LOAN APPLICATIONS

Number of Applicants	10
Direct Loan Program	3

6% Loan Program	7
CAHAT	0
Home Improvement	0
Total Required Funding	$2,753,500

LOAN PRE-APPROVALS

Number of Loans	0
Total Pre-Approved	$0

LOAN APPROVALS

Number of Loans	0
Total Approved	$0

LOANS CLOSED

Number of Loans	0
Total Amount Closed	$0

AVAILABLE FUNDING

Direct Loan Program	$3,503,359
6% Loan Program	$1,588,015
CAHAT	$100,992
FTHAP (Escheated, ARPA, FY2025 Supplemental Budget)	$239,949
Hazard Mitigation	$163,225

FIRST TIME HOMEOWNERS ASSISTANCE PROGRAM (FTHAP)

Number of Approvals	5
Total Amount	$50,000
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	280
Principal	$23,204,788.75
Paid In Full Loans	1

MORTGAGE LOAN RECEIVABLES

Sixty Days Category	7
Principal Balance	$603,973
Ninety Days Category	1
Principal Balance	$209,264
120 Days and over	0
Principal Balance	$0
Referred to Legal	3
Principal Balance	$207,613.00

ACTION ON DELINQUENT ACCOUNTS 60 DAYS AND OVER

Sixty Days:	
Telephone Calls	12
Letters/Emails Sent	2
Office Visits	2
Field Visits	0
Ninety Days:	
Telephone Calls	2
Letters/Emails Sent	2
Office Visits	1
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.

2. GHC foreclosed on the Alokoa property in Yona on June 9, 2025 in the amount of $203,100.00. This property was sold for $320,000 "as is". GHC financed the loan to purchase the property to include $80,000 for necessary repairs. The loan is scheduled to close in August.

APPENDIX

July 2026

Month	FY 2026	FY 2025	Difference	Variance
Revenues	$ 203,197.94	$ 227,433.86	$ (24,235.92)	-10.66%
Expenses	$ 301,506.71	$ 334,851.64	$ (33,344.93)	-9.96%
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Vacancy rate based on dollar amount	29.45%	28.75%

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

Guam Housing Corporation
Jul-26

Financial Highlights

Month	2026	2025	Difference	Variance
Revenues	203,197.94	227,433.86	$ (24,235.92)	-10.66%
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Specific Budget Concerns	Jul-26 Budget	Actual	Favorable/ (Unfavorable)
Loan Origination Fees Budgeted to $3.2M for new loans, as of Jul-2026 only 6 loans totaling $808K has been closed.	53,000.00	29,369.64	(23,630.36)
First Time Homeowner's Assistant Program Expense Budgeted to disburse $500K for the FTHAP Monthly budget = $500,000 /12 = $41,666.67 * 10 = $416,667 As of Jul-2026 $475K was disbursed plus admin fees of $48K	416,666.70	522,508.25	(105,841.55)
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. Property was sold in Aug-2026	166,666.70	0.00	(166,666.70)
Other Income **$1,400,000 was budgeted from ARP funds for rental renovations** As of Jul-2026 $708K was disbursed for FY 2026 Also budgeted $41,000 for a Title Insurance Claim for a Chamorro Land Trust Property. As of Jul-2026 $0 was received.	1,166,666.70	708,349.38	(458,317.32)

Appendix 2

Portfolio At-A-Glance	July 2026		July 2025	
	No. of Loans	Principal Balance	No. of Loans	Principal Balance
Portfolio Balance				
SRF (Direct)	98	10,343,896.96	105	10,946,630.59
R5 (Revolving Loan Fund)	97	10,851,736.17	102	11,108,096.45
Subtotal GHC	195	21,195,633.13	207	22,054,727.04
Hazard Mitigation	0	0.00	0	0.00
CAHAT	75	1,899,008.31	77	1,943,265.49
Down Pymt (Not included when calculating delinque	10	110,147.31	10	110,730.62
	85	2,009,155.62	87	2,053,996.11
Total	280	23,204,788.75	294	24,108,723.15

	Fiscal Year 2026			Fiscal Year 2025		
Current delinquency (GHC portfolio only)	Number of loans	%	Principal Balance	Number of loans	%	Principal Balance
30 to 59 days delinquent	9	6.5958%	1,386,379.03	10	5.564%	1,219,913.67
60 to 89 days delinquent	7	2.8735%	603,972.98	2	2.662%	583,759.87
90 days to 119 days	1	0.9956%	209,264.40	2	1.453%	318,496.17
120 days & over	0	0.0000%	-	2	0.799%	175,144.64
Total Delinquent	17	10.4649%	2,199,616.41	16	10.477%	2,297,314.35
Referred to Legal	2	0.8333%	176,619.34	1	0.581%	128,172.52
Total Delinquent & referred to legal	19	11.2110%	2,376,235.75	17	10.998%	2,425,486.87
Current delinquency (HM & CAHAT)		%			%	
30 to 59 days delinquent	0	0.0000%	-	2	2.549%	49,542.79
60 to 89 days delinquent	0	0.0000%	-	1	1.434%	27,861.44
90 days to 119 days	0	0.0000%	-	1	1.018%	19,777.98
120 days & over	0	0.0000%	-	0	0.000%	-
Total Delinquent	0	0.0000%	-	4	5.001%	97,182.21
Referred to Legal	1	1.6321%	30,993.43	0	0.000%	-
Total Delinquent & referred to legal	1	1.6321%	30,993.43	4	5.001%	97,182.21
Total Delinquency (Does not include Down Payment Loans)		%			%	
30 to 59 days delinquent	9	6.0575%	1,386,379.03	12	5.318%	1,269,456.46
60 to 89 days delinquent	7	2.6389%	603,972.98	3	2.562%	611,621.31
90 days to 119 days	1	0.9143%	209,264.40	3	1.417%	338,274.15
120 days & over	0	0.0000%	-	2	0.734%	175,144.64
Total Delinquent	17	9.6108%	2,199,616.41	20	10.031%	2,394,496.56
Referred to Legal	3	0.8990%	207,612.77	1	0.534%	128,172.52
Total Delinquent & referred to legal	20	10.4233%	2,407,229.18	21	10.5120%	2,522,669.08

	FY 2026	FY 2025	Difference
Rental Income	1,337,222.40	1,399,274.26	(62,051.86)
Vacancy	(393,760.36)	(402,330.04)	8,569.68
Total	**943,462.04**	**996,944.22**	(53,482.18)
Vacancy Rate	**29.45%**	**28.75%**	0.69337%
Current years delinquency - Tenants	**5.90%**	**4.47%**	1.43%

Tenant Accounts Receivables	FY 2026		FY 2025		Difference
	No. of Tenants	Amount	No. of Tenants	Amount	Difference
Lada	41	57,544.00	44	42,055.46	15,488.54
As-Atdas	1	1,120.00	3	695.00	425.00
Sagan	3	260.00	2	3,070.00	(2,810.00)
Total	45	58,924.00	49	45,820.46	13,103.54
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 Uncollecti		29,360.11		28,510.96	849.15
% of Receivable		0.501729177		0.377767923	

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	3	8,172.02	1	1,120.00			4	9,292.02
Subtotal Former Tenants	3	8,172.02	1	1,120.00	0	0.00	4	9,292.02
Active Tenants								
1 month due	15	5,894.64			3	260.00	18	6,154.64
2 months due	11	11,451.95					11	11,451.95
3 months due	4	6,706.00					4	6,706.00
4 months due	5	16,802.80					5	16,802.80
6 months due	1	3,293.34					1	3,293.34
7 months due	1	4,844.25					1	4,844.25
9 months due	1	379.00					1	379.00
Total Active Tenants	38	49,371.98	0	0.00	3	260.00	41	49,631.98
Total	41	57,544.00	1	1,120.00	3	260.00	45	58,924.00
	0	0.00	0	0.00	0	0.00	0	0.00

	No. of Unit	Lada	No. of Unit	As-Atdas	No. of Unit	Sagan	Grand Total No. of Unit	Grand Total Amount
Vacancy for the month of July 2026								
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	13	14,082.47			1	2,350.00	14	16,432.47
Total Vacancy for July 2026	31	27,382.47	0	0.00	3	5,550.00	**34**	**32,932.47**

Note:
Of the 23 renovated units completed on 3/07/2023, no units were vacant as of 7/31/2026.

Guam Housing Corporation
Statement of Net Position
As of 7/31/2026

	Current Year	Prior Year
Assets and Deferred Outflows of Resources		
Unrestricted Assets		
Cash and cash equivalents	5,368,542.51	5,601,348.74
Self-insurance fund	1,101,794.83	1,059,270.00
Loans receivable	21,195,633.13	22,054,727.04
Allowance for loan losses	(473,886.39)	(500,702.45)
Tenant & inter receivable, net	29,360.11	28,510.96
Other receivables	773.70	(9,318.69)
Accrued interest receivable	73,732.08	86,634.65
Prepaid expenses and other	108,422.91	103,564.57
Foreclosed assets held for resale	241,320.94	241,320.94
Total Unrestricted Assets	27,645,693.82	28,665,355.76
Restricted Assets		
Cash and cash equivalents	3,801,824.81	3,504,984.17
Investments with trustee	131,244.13	166,577.34
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	2,009,155.62	2,053,996.11
Receivable from GHURA	787,238.54	1,520,385.71
Total Restricted Assets	6,729,463.10	7,245,943.33
Capital assets, net		
Depreciable property, plant and equipment	4,077,997.21	3,513,444.04
Non-depreciable property, plant and equipment	2,934,227.47	2,934,227.47
Total Capital assets, net	7,012,224.68	6,447,671.51
Deferred outflows of resources	3,031,105.00	2,657,741.00
Total Assets and Deferred Outflows of Resources	44,418,486.60	45,016,711.60
Liabilities		
Payable from unrestricted assets		
Accounts payable and accrued expenses	189,306.70	170,659.69
Security deposits	64,453.15	62,548.08
Deposit by borrowers	18,825.97	23,481.79
Accrued compensated absences	268,964.61	267,381.94
Unearned revenue	70,578.59	70,231.25
Due to fiduciary fund	55,724.78	26,243.78
Total Payable from unrestricted assets	667,853.80	620,546.53
Payable from restricted assets		
Accounts payable	787,238.54	1,560,525.96
Bonds payable	1,870,000.00	2,155,000.00
Accrued interest payable	44,802.10	51,630.20
Loans held in trust	0.00	0.00
Rebate liability	98,335.56	97,573.16
Total Payable from restricted assets	2,800,376.20	3,864,729.32
Net pension & OPEB liability	9,863,968.00	11,265,853.00
Total Liabilities	13,332,198.00	15,751,128.85
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	14,764,725.92	15,413,856.74
Total Net Position	26,974,745.60	26,841,118.75
Total Net position	26,974,745.60	26,841,118.75
Total liabilities, deferred inflows and net position	44,418,486.60	45,016,711.60

Guam Housing Corporation
Statement of Net Position
As of 7/31/2026

	Housing Division	Rental Division	Total
Assets and Deferred Outflows of Resources			
Unrestricted Assets			
Cash and cash equivalents	4,667,048.67	701,493.84	5,368,542.51
Self-insurance fund	0.00	1,101,794.83	1,101,794.83
Loans receivable	21,195,633.13	0.00	21,195,633.13
Allowance for loan losses	(473,886.39)	0.00	(473,886.39)
Tenant & inter receivable, net	1,258,478.50	(1,229,118.39)	29,360.11
Other receivables	773.70	0.00	773.70
Accrued interest receivable	57,368.78	16,363.30	73,732.08
Prepaid expenses and other	19,631.90	88,791.01	108,422.91
Foreclosed assets held for resale	241,320.94	0.00	241,320.94
Total Unrestricted Assets	26,966,369.23	679,324.59	27,645,693.82
Restricted Assets			
Cash and cash equivalents	3,801,824.81	0.00	3,801,824.81
Investments with trustee	131,244.13	0.00	131,244.13
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	2,009,155.62	0.00	2,009,155.62
Receivable from GHURA	0.00	787,238.54	787,238.54
Total Restricted Assets	5,942,224.56	787,238.54	6,729,463.10
Capital assets, net			
Depreciable property, plant and equipment	29,340.60	4,048,656.61	4,077,997.21
Non-depreciable property, plant and equipment	0.00	2,934,227.47	2,934,227.47
Total Capital assets, net	29,340.60	6,982,884.08	7,012,224.68
Deferred outflows of resources	1,675,166.00	1,355,939.00	3,031,105.00
Total Assets and Deferred Outflows of Resources	34,613,100.39	9,805,386.21	44,418,486.60
Liabilities			
Payable from unrestricted assets			
Accounts payable and accrued expenses	139,253.30	50,053.40	189,306.70
Security deposits	0.00	64,453.15	64,453.15
Deposit by borrowers	18,825.97	0.00	18,825.97
Accrued compensated absences	134,088.20	134,876.41	268,964.61
Unearned revenue	56,780.69	13,797.90	70,578.59
Due to fiduciary fund	55,724.78	0.00	55,724.78
Total Payable from unrestricted assets	404,672.94	263,180.86	667,853.80
Payable from restricted assets			
Accounts payable	0.00	787,238.54	787,238.54
Bonds payable	1,870,000.00	0.00	1,870,000.00
Accrued interest payable	44,802.10	0.00	44,802.10
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	2,013,137.66	787,238.54	2,800,376.20
Net pension & OPEB liability	5,565,491.00	4,298,477.00	9,863,968.00
Total Liabilities	7,983,301.60	5,348,896.40	13,332,198.00
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	18,555,479.52	(3,790,753.60)	14,764,725.92
Total Net Position	24,373,078.79	2,601,666.81	26,974,745.60
Total Net position	24,373,078.79	2,601,666.81	26,974,745.60
Total liabilities, deferred inflows and net position	34,613,100.39	9,805,386.21	44,418,486.60

Appendix 7

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

Appendix 8

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 7/1/2026 Through 7/31/2026

	Housing Division	Rental Division	Total
Operating Revenues:			
Interest on loans receivable	87,703.19	0.00	87,703.19
Loan origination fees/cost, net	0.00	0.00	0.00
Rental Income	0.00	92,383.53	92,383.53
Interest on investments held by bond trustees	263.62	0.00	263.62
Late fees, service fees & return check fees	1,800.29	440.00	2,240.29
Interest income on bank deposits	10,626.21	3,588.35	14,214.56
Administrative Fee	2,000.00	0.00	2,000.00
Funds received for fiduciary accounts	0.00	0.00	0.00
Other income	2,086.00	2,306.75	4,392.75
Gain/(loss) on sale of assets	0.00	0.00	0.00
Total Operating Revenues:	104,479.31	98,718.63	203,197.94
Operating Expenses:			
Interest expense MRB	8,960.42	0.00	8,960.42
Salaries	75,120.24	57,959.48	133,079.72
Bad debts and provision for loan losses	0.00	0.00	0.00
Retirement & Medicare Contributions	28,741.08	20,718.91	49,459.99
Retiree supplemental, cola & health benefits	10,245.67	10,898.05	21,143.72
Fiduciary Expense	22,000.00	2,283.45	24,283.45
Depreciation	683.42	21,698.49	22,381.91
Contractual services	2,427.12	1,611.37	4,038.49
Professional services	(3,747.25)	(1,963.00)	(5,710.25)
Rent	11,871.27	0.00	11,871.27
Other	1,333.98	7,459.12	8,793.10
Employee benefits, other than retirement	8,647.94	11,737.53	20,385.47
Maintenance	0.00	1,393.42	1,393.42
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:	167,709.89	133,796.82	301,506.71
Change in net position	(63,230.58)	(35,078.19)	(98,308.77)
Total net position at beginning of year	24,436,309.37	2,636,745.00	27,073,054.37
Total net position of end of year	24,373,078.79	2,601,666.81	26,974,745.60

Appendix 9

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

Appendix 10

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 10/1/2025 Through 7/31/2026

	Housing Division	Rental Division	Total
Operating Revenues:			
Interest on loans receivable	897,081.64	0.00	897,081.64
Loan origination fees/cost, net	18,431.21	0.00	18,431.21
Rental Income	0.00	943,462.04	943,462.04
Interest on investments held by bond trustees	2,715.38	0.00	2,715.38
Late fees, service fees & return check fees	19,394.00	4,010.00	23,404.00
Interest income on bank deposits	101,258.26	34,224.70	135,482.96
Administrative Fee	47,500.75	0.00	47,500.75
Funds received for fiduciary accounts	397,758.13	0.00	397,758.13
Other income	10,483.71	742,042.32	752,526.03
Gain/(loss) on sale of assets	0.00	0.00	0.00
Total Operating Revenues:	1,494,623.08	1,723,739.06	3,218,362.14
Operating Expenses:			
Interest expense MRB	93,078.14	0.00	93,078.14
Salaries	716,463.60	552,870.42	1,269,334.02
Bad debts and provision for loan losses	0.00	0.00	0.00
Retirement & Medicare Contributions	251,589.31	183,951.15	435,540.46
Retiree supplemental, cola & health benefits	104,204.23	108,934.88	213,139.11
Fiduciary Expense	522,924.90	30,105.77	553,030.67
Depreciation	7,983.50	192,541.41	200,524.91
Contractual services	42,603.56	26,367.52	68,971.08
Professional services	42,351.34	10,720.13	53,071.47
Rent	113,683.95	0.00	113,683.95
Other	18,381.29	52,024.99	70,406.28
Employee benefits, other than retirement	84,578.47	104,854.42	189,432.89
Maintenance	0.00	52,560.87	52,560.87
Bond trustee fees	13,898.00	0.00	13,898.00
Directors' fees	1,800.00	0.00	1,800.00
Loss on impaired assets	0.00	0.00	0.00
Total Operating Expenses:	2,013,540.29	1,314,931.56	3,328,471.85
Change in net position	(518,917.21)	408,807.50	(110,109.71)
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	24,373,078.79	2,601,666.81	26,974,745.60

Appendix 11

Guam Housing Corporation
Budget vs Actual
From 10/1/2025 Through 7/31/2026

	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	864,500.00	897,081.64	32,581.64	3.7600%	140,318.36
Rental Income	1,107,197.00	922,664.20	943,462.04	20,797.84	2.2500%	163,734.96
Interest on investments held by bond trustees	0.00	0.00	2,715.38	2,715.38	0.0000%	(2,715.38)
Loan origination fees	63,600.00	53,000.00	29,369.64	(23,630.36)	(44.5800%)	34,230.36
Funds received for Fiduciary Accounts & Administrative Fee	50,000.00	41,666.70	445,258.88	403,592.18	968.6200%	(395,258.88)
Late Fees, Service Fees & Return Check Fees	18,500.00	15,416.60	23,404.00	7,987.40	51.8100%	(4,904.00)
Other Revenues	16,200.00	13,500.10	44,176.65	30,676.55	227.2300%	(27,976.65)
Total Operating Revenues:	2,292,897.00	1,910,747.60	2,385,468.23	474,720.63	24.8448%	(92,571.23)
Operating Expenses:						
Interest expense MRB	111,000.00	92,500.00	93,078.14	(578.14)	0.6200%	17,921.86
Salaries	1,572,707.00	1,310,589.20	1,269,334.02	41,255.18	(3.1400%)	303,372.98
Bad debts and provision for loan losses	65,000.00	54,166.60	0.00	54,166.60	(100.0000%)	65,000.00
Retirement contributions	562,901.00	469,084.20	439,697.97	29,386.23	(6.2600%)	123,203.03
Retiree supplemental, cola & health benefits	294,834.00	245,695.00	213,139.11	32,555.89	(13.2500%)	81,694.89
First Time Homeowner's Assistance Program	500,000.00	416,666.70	522,508.25	(105,841.55)	25.4000%	(22,508.25)
Depreciation	330,531.00	275,442.40	200,524.91	74,917.49	(27.1900%)	130,006.09
Contractual services	205,322.00	171,101.80	68,971.08	102,130.72	(59.6900%)	136,350.92
Professional services	120,400.00	100,333.30	53,071.47	47,261.83	(47.1000%)	67,328.53
Rent	165,156.00	137,630.00	113,683.95	23,946.05	(17.3900%)	51,472.05
Other	120,350.00	100,291.70	100,928.70	(637.00)	0.6300%	19,421.30
Loan origination costs	18,000.00	15,000.00	10,938.43	4,061.57	(27.0700%)	7,061.57
Employee benefits, other than retirement	270,500.00	225,416.80	185,275.38	40,141.42	(17.8000%)	85,224.62
Maintenance	130,300.00	108,583.20	52,560.87	56,022.33	(51.5900%)	77,739.13
Bond trustee fees	18,100.00	15,083.30	13,898.00	1,185.30	(7.8500%)	4,202.00
Directors' fees	4,200.00	3,500.00	1,800.00	1,700.00	(48.5700%)	2,400.00
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	3,741,084.20	3,339,410.28	401,673.92	(10.7368%)	1,149,890.72
Non-operating Revenue (Expenses)						
Interest income on bank deposits	157,000.00	130,833.40	135,482.96	4,649.56	3.5500%	21,517.04
Gain/(loss) on sale of assets	200,000.00	166,666.70	0.00	(166,666.70)	(100.0000%)	200,000.00
Other income	1,400,000.00	1,166,666.70	708,349.38	(458,317.32)	(39.2800%)	691,650.62
Total Non-operating Revenue (Expenses)	1,757,000.00	1,464,166.80	843,832.34	(620,334.46)	(42.3678%)	913,167.66
Change in net position	(439,404.00)	(366,169.80)	(110,109.71)	256,060.09	(69.9200%)	(329,294.29)

Guam Housing Corporation
Statement of Cash Flows
As of 7/31/2026

	Housing Division	Rental Division	Total
Cash Flows from Operating Activities			
Net Gain (Loss)	(518,917.21)	408,807.50	(110,109.71)
Depreciation less disposal of assets	7,983.50	192,541.41	200,524.91
(Increase) decrease in accrued interest and others	5,955.51	1,569.81	7,525.32
(Increase) decrease in prepaid expenses and others	(18,338.84)	(13,320.71)	(31,659.55)
Increase (decrease) in accrued pension costs	0.00	0.00	0.00
Increase (decrease) in other liabilities	67,201.06	(599,129.82)	(531,928.76)
Increase (decrease) in deposits by borrowers	(3,855.82)	658.07	(3,197.75)
Increase (decrease) in loans held in trust	0.00	0.00	0.00
Total Cash Flows from Operating Activities	(459,971.80)	(8,873.74)	(468,845.54)
Cash Flows from Investing Activities			
Net (increase) decrease in loans receivables	493,617.34	0.00	493,617.34
Net (increase) decrease in other receivables	(133,836.07)	687,871.43	554,035.36
(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	30,671.47	0.00	30,671.47
Total Cash Flows from Investing Activities	390,452.74	(95,640.95)	294,811.79
Cash Flows from Financing Activities			
Repayment of bonds payable	(145,000.00)	0.00	(145,000.00)
Accrued interest on bonds payable	35,146.89	0.00	35,146.89
Accrued rebate liability	762.40	0.00	762.40
Total Cash Flows from Financing Activities	(109,090.71)	0.00	(109,090.71)
Net increase (decrease) in cash	(178,609.77)	(104,514.69)	(283,124.46)
Cash at beginning of year	8,647,483.25	1,907,803.36	10,555,286.61
Cash at end of year	8,468,873.48	1,803,288.67	10,272,162.15

Appendix 13

Guam Housing Corporation
Statement of Fiduciary Net Position
As of 7/31/2026

	Current Year	Prior Year
Assets		
Cash & Receivable		
Cash	95,191.59	81,897.55
Loan receivable	0.00	0.00
Investments	332,000.00	322,000.00
AR due from fiduciary	55,724.78	26,243.78
Accrued interest receivable	0.00	0.00
Total Cash & Receivable	482,916.37	430,141.33
Total Assets	482,916.37	430,141.33
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	482,916.37	430,141.33
Total Net position	482,916.37	430,141.33
Total liabilities and net position	482,916.37	430,141.33

Appendix 14

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	24,561.64	26,108.00
Deductions		
Tax & insurance premiums paid	4,311.12	57,033.79
Total Deductions	4,311.12	57,033.79
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	482,916.37	430,141.33

Appendix 15

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

Appendix 16

31-Jul-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	$2,227,903	$2,567,619	$415,158.020	$431,641.28	$18,092	$79,377	$2,306,909	$604,099	$163,229	$308,403.42	$1,093,582	$72,348.98	$4,978	$0	$330,874	$5,424
Deposits	303,921	63	106	3	0	2	6,588.61	425	4	$80,040.07	8,679	1,178	0	0	6,859	100
Disbursements																
Loans/Grants	0	0	(28,000)		0	0										
Interfund	0															
All others	(196,076)			(4,453)	(290)		0	(257)	0	(101,758)	(466)	0	(1,856)	0	(5,097)	0
Balance	2,335,748.54	2,567,682	387,264	427,192	17,803	79,379	2,313,497	604,266	163,233	286,685.30	1,101,795	73,527	3,122	0	332,636	5,524
RESERVES																
Deposits held																
Trust fund				(482,916)												
Loan service					(18,826)											
Tenant												(59,980.15)		0		(4,473)
Self-insurance											(901,795)					
Loans commitment	(262,200)	(1,060,249)	(110,290.80)			0										
Replacement										0						
Emergency housing										(98,457)						
Reserve for renovation										(149,532)	(200,000)					
Reserve for S.A.F.E. Program										0						
Foreclosure Protection								(500,000)								
Interfunds due	(156,934)	80,581	(2,000.00)	55,725	1,023	21,612			(8)							
10% adminstrative fee	35,024		(35,024)													
Est. monthly disbursement	(204,830)															
Unapplied & Ins. Claims	(56,781)															
DPCCA Collections	(167)															
Reserve (Bond pmts)	(500,000)												(2,500)			
Total reserves	(1,145,887)	(979,668)	(147,314.780)	(427,192)	(17,803)	21,612	0	(500,000)	(8)	(247,989.77)	(1,101,795)	(59,980.15)	(2,500)	0	0	(4,473)
Avail. for grant (Escheated/ARP)			239,948.95													
Avail. for loans	1,189,861.85	1,588,014.69				100,991.69	2,313,497.26		163,225.26	38,695.53	0	13,546.46	622	-	332,636	1,051
Avail. for rental																
Funds Available under operations									$3,607,625.16			$52,242		$622		333,687
			-			Cash report			3,607,625.16			$52,242		$622		333,687
						Diff.			-			-		0.00		0

				Total GHC		Total Lada	Total As Atdas	Total SL
TCDs	332,297	2,313,497	604,266	3,250,060.05	1,101,795	1,101,794.83	0	0
							Total TCDs	4,351,854.88

Total Cash available for loan & grant 5,595,539.70

Appendix 17

Guam Housing Corporation
Other Real EstateOwned Summary Report
as of July 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	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 18

# of units (inventory)	Jul-25	Jul-26
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	Jul-25	Jul-26
Lada	34	31
As-Atdas	18	0
Sagan Linahyan	1	3
Total vacant units	53	34

# of Homeless/Emergency Housing	Jul-25	Jul-26
Lada	0	4
As-Atdas	0	0
Sagan Linayan	0	0
Total Homeless/Emergency Housing	0	4

Vacancy rate based on EOM	**36%**	**23%**
Delinquency rate	4.47%	5.90%

# of units for major repairs	Jul-25	Jul-26
Lada/Sagan (STAFF) **(minor repairs)**	5	5
Lada (CONTRACTOR)	24	21
As-Atdas (CONTRACTOR)	19	24
As-Atdas (STAFF)	0	0
Sagan Linayan (CONTRACTOR)	2	1
Subtotal Staff (minor)	5	5

	Jul-25	Jul-26
Subtotal Contractor (major)	45	46
Total units for major/minor repair	50	51

Waiting list	**Jul-25**	**Jul-26**
1 Bedroom	0	0
2 Bedroom	10	12
3 Bedroom	6	6
4 Bedroom	4	4
Total waiting list	20	22

Work Orders	**Jul-25**	**Jul-26**
# carryover not resolved		
Lada	579	615
As-Atdas	1	0
Sagan Linayan	0	5
# of work orders not resolved	580	620

# of work orders requests	**Jul-25**	**Jul-26**
Lada	30	17
As-Atdas	3	0
Sagan Linayan	1	5
Total work order requests	34	22

Work Orders	**Jul-25**	**Jul-26**

	Jul-25	Jul-26
# duplicate/canceled		
Lada	1	0
As-Atdas	0	0
Sagan Linayan	0	0
# of work orders not resolved	0	0

# of work orders closed	**Jul-25**	**Jul-26**
Lada	40	19
As-Atdas	2	0
Sagan Linayan	4	2
GHC Foreclosure(s)	0	0
GHC ITC office/Maint/Admin	0	2
# of renovated units completed		
Lada	0	1
As-Atdas	0	0
Sagan Linayan	0	0
Total work order closed	46	24
% work orders completed	**135%**	**109%**

GUAM HOUSING

Loan Portfolio	**Jul-25**	**Jul-26**
Direct loan	105	98
6% loan	102	97
CAHAT	77	75
DownPayment	10	10
Total loans	294	280
Deliquency rate	10.51%	10.42%

	Jul-25	Jul-26
Loans Approved	**Jul-25**	**Jul-26**
Direct loan	0	
6% loan	0	
CAHAT	0	
Total loans		
	Jul-25	**Jul-26**
FTHAP certificate issued	2	
FTHAP committed	2	
FTHAP disbursed	5	2
Loans Closed	**Jul-25**	**Jul-26**
Direct loan	0	
6% loan	0	
CAHAT	0	
Total loans	0	0
# of payoff	**Jul-25**	**Jul-26**
Direct loan	0	1
6% loan	0	0
CAHAT	1	0
Down Payment Program	0	0
Total loan payoff	1	1
Availability of funds	**Jul-25**	**Jul-26**
Direct loan	2,972,291	3,503,359
6% Loan	566,857	1,588,015
CAHAT	56,735	100,992

	Jul-25	Jul-26
Hazard Mitigation	163,225	163,225
FTHAP (Escheated)	1,530	239,949
FTHAP (FY 2025 Supplemental Budget P. L. 37-135)	$234,735	0
Total funds available	**$3,995,373**	**$5,595,539.70**

LEGAL COUNSEL REPORT

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

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

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

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

Loans foreclosed	**Jul-25**	**Jul-26**
Direct loan		
6% loan		
CAHAT		
Total loans foreclosed	0	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. Debtor(s) account was paid almost in full to bring account current. Per GHC account is almost current.	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 Sale Under Mortgage was recorded on 8/18/26 at the Dept. of Land Management, and mailed to Debtor. Debtor made a payment on 8/26/26 to bring his account current and funds were remitted to GHC. Notice of Sale has been cancelled.	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 Sale Under Mortgage was recorded on 8/18/26 at the Dept. of Land Management, and mailed to Debtor. Sale is set for 9/28/26 @ 2:30 pm at Merizo Mayor's Office.	October 17, 2036	Principal amount due: $46,591.13

GUAM HOUSING CORPORATION

BUDGET

FISCAL YEAR 2027

Approved and Certified by:

Edith C. Pangelinan
President

Date: 9/11/2026

Adopted by the Board of Directors on:
September 11, 2026.
The President is authorized to transfer funds between categories.

The board authorizes an extension of the FY 2027 budget, in the absence of an approved FY 2028 budget by September 30, 2027.

Francisco A. Florig
Chairman, Board of Directors

Date: 9/11/2026

GUAM HOUSING CORPORATION

FY2027 Budget Request

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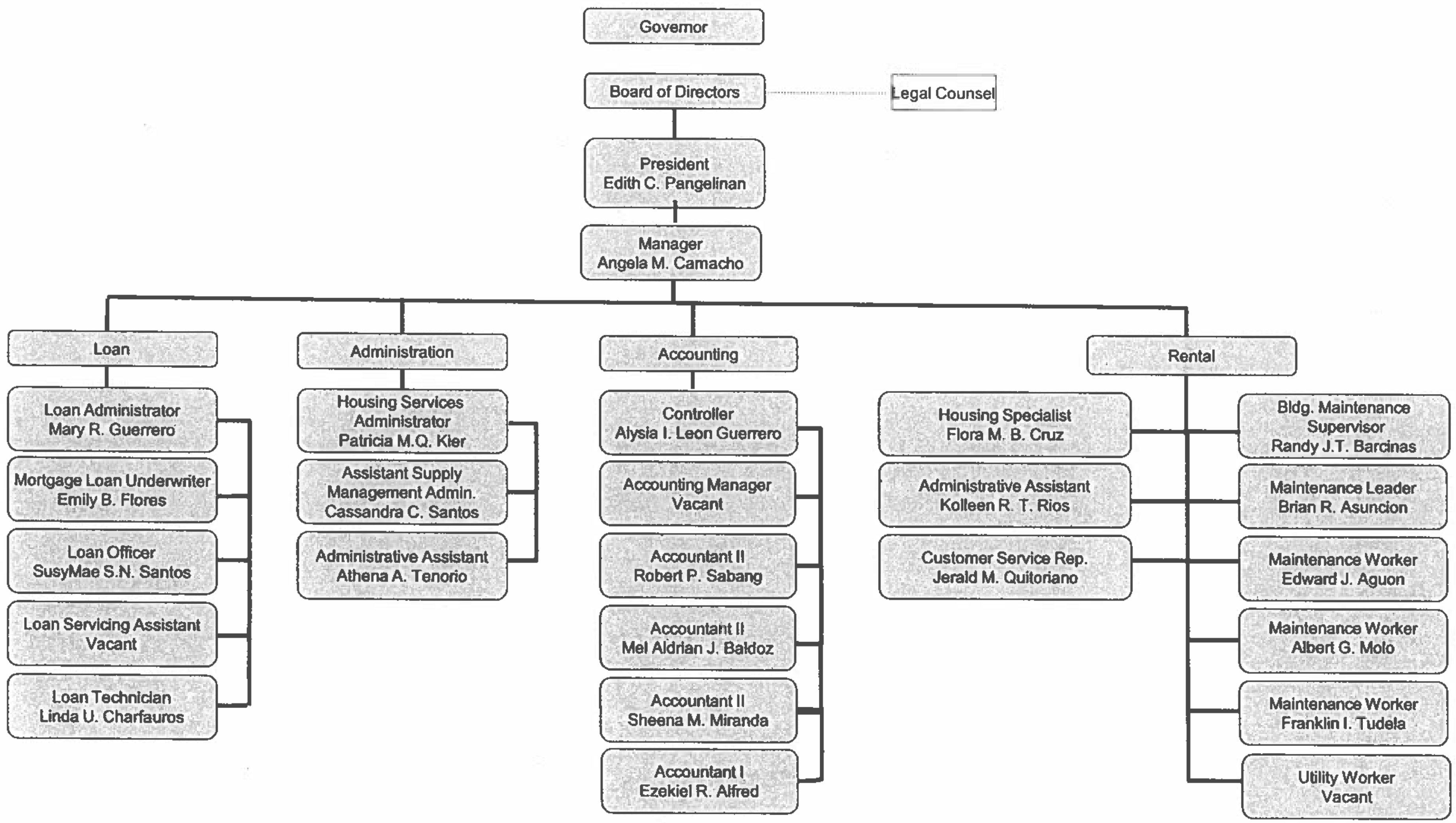
Guam Housing Corporation
Organizational Chart
Fiscal Year 2027



GUAM HOUSING CORPORATION
PROFORMA STATEMENT OF OPERATIONS

	FY2025 ACTUAL AUDITED	FY2026 AUTHORIZED	FY2027 PROPOSED	INCREASE/ DECREASE	%
REVENUE SOURCE					
Interest on Loans	$1,153,869.37	$1,037,400.00	$1,085,517.00	$48,117.00	4.6382%
Interest - Investment held by bond trustee	$4,295.25	0.00	0.00	$0.00	#DIV/0!
Interest - Checking & TCD's	$183,487.70	157,000.00	172,212.00	$15,212.00	9.6892%
Total Interest Income	1,341,652.32	1,194,400.00	1,257,729.00	$63,329.00	5.3022%
Less: Cost of Borrowed Funds Notes (FHLB)	0.00	0.00	0.00	$0.00	
Interest -MRB	126,476.04	111,000.00	94,600.00	($16,400.00)	-14.7748%
Total Interest Expense	126,476.04	111,000.00	94,600.00	($16,400.00)	-14.7748%
Net Interest Income	1,215,176.28	1,083,400.00	1,163,129.00	$79,729.00	7.3591%
Loan Fees	11,564.99	63,600.00	55,020.00	($8,580.00)	-13.49%
Rents received	1,187,217.73	1,107,197.00	1,427,717.00	$320,520.00	28.95%
Other - Housing (LF, SF, Ret. Ck...)	71,894.29	58,400.00	245,400.00	$187,000.00	320.21%
Other-Rental (S.A.F.E. House, LF, RC, Former Tena	27,003.31	1,300.00	43,100.00	$41,800.00	3215.38%
Increase/(Decrease) of Loan Loss Reserve	36,232.03	-25,000.00	-10,000.00	$15,000.00	-60.00%
Housing Trust Fund - Administrative Fee...	50,479.95	50,000.00	40,000.00	($10,000.00)	-20.00%
Funds Received from DOA	1,000,000.00	0.00	200,000.00	$200,000.00	#DIV/0!
Reimbursement from the FTHAP			500,000.00	$500,000.00	
Gain/(Loss) on sale of assets	62,918.39	200,000.00	0.00	($200,000.00)	
Grant Revenue for Lada Renovations	24,797.79	1,400,000.00	284,000.00	($1,116,000.00)	-79.71%
Total Other Income	$2,472,108.48	$2,855,497.00	$2,785,237.00	($70,260.00)	-2.46%
Total Revenues less Interest Expense	$3,687,284.76	$3,938,897.00	$3,948,366.00	$9,469.00	0.24%
Less: Operating Expenses					
Salaries	$1,472,642.01	$1,572,707.00	$1,506,312.00	($66,395.00)	-4.22%
Benefits	$696,593.94	$833,401.00	691,843.00	($141,558.00)	-16.99%
Pension Liability & OPEB Adjustment	-$88,170.00	-	-	$0.00	
Cola/Suppl./Benefits for retired GHC empl.	$266,014.43	$294,834.00	281,672.00	($13,162.00)	-4.46%
Bond Trustee Fees	$16,206.00	$18,100.00	18,100.00	$0.00	0.00%
Contractual Services/Amort. Of right-of-use/Int-lease	$70,290.80	205,322.00	115,967.00	($89,355.00)	-43.52%
Other - Housing	$573,087.20	$548,400.00	$475,600.00	($72,800.00)	-13.27%
Other - Rental	$57,641.58	71,950.00	112,465.00	$40,515.00	56.31%
Professional Services	$72,540.08	120,400.00	89,600.00	($30,800.00)	-25.58%
Loan Origination Expenses	$13,459.42	18,000.00	17,000.00	($1,000.00)	-5.56%
Travel	$0.00	$0.00	$0.00	$0.00	
Director's Fees	$2,500.00	$4,200.00	$4,200.00	$0.00	0.00%
Rent/Amort. of right-of-use assets/Interest-lease liabi	$130,386.24	$165,156.00	$164,266.00	($890.00)	-0.54%
Maintenance Exp.	$51,835.18	130,300.00	93,000.00	($37,300.00)	-28.63%
First Time Homeowner program disbursements	$0.00	0.00	$0.00	$0.00	
	$0.00	0.00	0.00	$0.00	
Total Operating Expenses	$3,335,026.88	$3,982,770.00	$3,570,025.00	($412,745.00)	-10.36%
Net Earnings (Before Depr. & Amort., Bad Debt)	**$ 352,257.88**	**$ (43,873.00)**	**$378,341.00**	**$ 422,214.00**	-962.35%
*Depreciation & Bad Deb Expense	248,496.07	395,531.00	376,291.00	(19,240.00)	-4.86%
NET EARNINGS	**$ 103,761.81**	**$ (439,404.00)**	**$ 2,050.00**	**$ 441,454.00**	-100.47%
Equipment Purchases & Capital Assets - GHC	0.00	5,000.00	15,000.00	10,000.00	100.00%
Equipment Purchases & Captial Assets - Rental	64,419.29	3,918,000.00	600,000.00	-$3,318,000.00	-84.69%
DEBT SERVICE (PRINCIPAL):					
MRB	180,000.00	295,000.00	305,000.00	10,000.00	
TOTAL	**$180,000.00**	**$295,000.00**	**$305,000.00**	**$10,000.00**	
			4,042,966.00		

GUAM HOUSING CORPORATION
PROJECTED OPERATIONS CASH FLOW STATEMENT
FISCAL YEAR 2027

CASH INFLOWS

PRINCIPAL =SRF & RF (PAY BACK - $84,688.95/MO.)	$	554,361
PRINCIPAL = R5 (PAY BACK - $42,601.48/MO.)		632,053
INTEREST ON LOANS = SRF & RF (88% COLLECTION)		500,223
INTEREST ON LOANS = R5 (90% COLLECTION)		585,294
SALE OF FORECLOSED PROPERTIES		
RECEIPTS FROM RENTS (Rental Division)		1,427,717
LOAN FEES		55,020
INTEREST ON CASH IN BANKS		172,212
OTHERS		288,500
HOUSING TRUST FUND		40,000
ARP FUNDS		
		$4,255,380

CASH OUTFLOWS

LOAN DISBURSEMENTS	3,026,169
SALARIES AND BENEFITS	2,479,827
CONTRACTUAL	115,967
OTHERS	867,631
PROFESSIONAL SERVICES	89,600
MRB - Princiapl & Interest	399,600
HOUSING TRUST FUND	
CAPITAL OUTLAYS	615,000
	$7,593,794

NET CASH FLOWS	**$ (3,338,413.68)**

REVENUE PROJECTION
FISCAL YEAR 2026

	Revenue Base (Est. Ave Prin. Bal)	Weighted Average Rate of Yield	Gross Revenue Projection	Delinquency Rate	Net Revenue Projection
Interest on Loans					
Interest on Loans (Regular Portfolio SRF):	11,422,053.09	5.0000%	**$571,103.00**	**9.5%**	$516,848.00
Interest on other Loans(GHCRLF): +74k/mo	11,738,697.94	4.9000%	$575,196.00	**9.5%**	$520,552.00
Interest on other Loans(HM):	$0	6.0000%	$0.00	**10.0%**	$0.00
TOTAL PROJECTED INTEREST ON LOANS - Housing	$23,160,751		**$1,146,299.00**		**$1,037,400.00**
				Adj. to market value	
Interest on MRB Loans	$0	6.5918%	**$0.00**	**0**	**$0.00**
Interest on Bank Accounts - Housing					
Interest on Checking Accounts	$1,973,000	0.057%	$1,132.00		$1,132.00
Interest on TCDs Operations	$2,200,000	3.80%	$83,600.00		$83,600.00
Interest on TCDs RLF	$0	0.00%	$0.00		$0.00
Interest on TCDs Trust Fund	$320,000	3.80%	$12,160.00		$12,160.00
Interest on TCD CAHAT Fund:	$0	0.00%	$0.00		$0.00
Interest on TCD Foreclosure Protection Fund	$580,000	3.80%	$22,040.00		$22,040.00
Subtotal Interest on Bank Accounts - Housing			**$118,932.00**		**$118,932.00**
Interest on Bank Accounts - Rental					
Interest on Checking Accounts	$673,500	0.01%	$68.00		$68.00
Interest on TCDs Operations	$0	0.00%	$0.00		$0.00
Interest on TCDs Reserve for Replacement	$0	0.00%	$0.00		$0.00
Interest on TCDs Emergency Housing	$0	0.00%	$0.00		$0.00
Interest on TCDs Self Insurance Fund	$1,000,000	3.80%	$38,000.00		$38,000.00
Subtotal Interest on Bank Accounts - Rental		1.638%	**$38,068.00**		**$38,068.00**
Total Interest on Bank Accounts	$6,746,500		**$157,000.00**		**$157,000.00**
				Add payoffs	
Loan Fees (Prior Deferrals):			$0.00		$0.00
Loan Fees (for Cahat Loans):	$80,000	2.00%	$1,600.00		$1,600.00
Loan Fees (Direct):	$1,500,000	2.00%	$30,000.00	1	$30,000.00
Loan Fees (VA Loans):			$0.00		$0.00
Loan Fees (6% Loans)	$1,600,000	2.00%	$32,000.00	1	$32,000.00
Total Loan Fees	$3,180,000		**$63,600.00**		**$63,600.00**
				Less estimated vacancy	
Rent receipts Rental Division			1,453,560.00	21%, 79% & 48%	$1,107,197.00
Gain/(Loss) on OREO properties			$200,000.00		$200,000.00
OTHER REVENUE GHC:*			$58,400.00		$58,400.00
Adj. to loan loss reserve (Increases)					-$25,000.00
Housing Trust Fund - Administrative Fee for FTHAP					$50,000.00
Housing Trust Fund - repayment for seed money					$0.00
Escheated Funds - received from DOA			0.00		$0.00
Pension Liability Adjustment					$0.00
OTHER REVENUE Rental:*			$1,300.00		$1,300.00
TOTAL PROJECTED REVENUE			**$3,080,159.00**		**$2,649,897.00**
			Total vacancy loss projected		$346,363.00

*Fees for returned checks, late charges, & service charge, etc.

GUAM HOUSING CORPORATION
FY2027 BUDGET
INTEREST, INTANGIBLE & EXTRAORDINARY ITEMS

	ACTUAL FY 2025	AUTHORIZED FY 2026	REQUEST FY 2027
Cost of Borrowed Funds (Interest)			
MRB	141,641.67	111,000.00	94,600.00
	$141,641.67	$111,000.00	$94,600.00
Depreciation Expense GHC	$8,019.93	$7,451.00	$9,703.00
Depreciation Expense Rental	$216,911.82	$323,080.00	$346,588.00
Total Depreciation	$224,931.75	$330,531.00	$356,291.00
Bad Debts/Loss on Impaired Assets GHC	$0.00	$30,000.00	$10,000.00
Adj. to loan loss reserve (Increases)	-$36,232.03	$25,000.00	$10,000.00
Bad Debt Rental/Adj. to allowance for losses	$23,564.32	$35,000.00	$10,000.00
Total Bad Debt	-$12,667.71	$90,000.00	$30,000.00
Loan Orig Fee	$21,584.83	$18,000.00	$17,000.00
Total	$233,848.87	$438,531.00	$403,291.00

PERSONNEL SALARIES AND BENEFITS

ALL DIVISIONS	FY 2025 (Actual)	FY 2026 (Auth.)	FISCAL YEAR 2027 INCREASE DECREASE	AMOUNT REQUESTED
EXECUTIVE/ADMINISTRATION DIVISION	$282,041.39	$312,683.00	2,666.00	$315,349.00
ACCOUNTING DIVISION	$258,869.82	$364,578.00	-19,728.00	$344,850.00
LOAN DIVISION	$349,801.28	$375,639.00	-72,115.00	$303,524.00
RENTAL DIVISION	$591,945.07	$479,112.00	30,780.00	$509,892.00
OVERTIME SALARIES	$0.00	$30,880.00	3,337.00	$34,217.00
Deferred due to Loan Origination	-	-$18,000.00	1,000.00	-$17,000.00
Sick Leave earned		$59,946.00	-$42,770.00	$17,176.00
Annual Leave earned		$153,205.00	-$15,607.00	$137,598.00
Less sick leave projected to be taken		-$53,951.00	$38,494.00	-$15,457.00
Less annual leave projected to be taken		-$137,885.00	$14,048.00	-$123,837.00
Merit & Promotions	$0.00	$6,500.00	-$6,500.00	$0.00
Less former employees	-$10,015.55			
SALARIES (INCLUDING OVERTIME)	$1,472,642.01	$1,572,707.00	-$66,395.00	$1,506,312.00
PERSONNEL BENEFITS:				
Retirement (35.85%) plus medicare				
EXECUTIVE/ADMINISTRATION DIVISION	$87,970.54	$ 108,814.00	$ (20,074.00)	$ 88,740.00
ACCOUNTING DIVISION	$83,592.84	126,873.00	(29,831.00)	97,042.00
LOAN DIVISION	$112,434.55	130,723.00	(45,311.00)	85,412.00
RENTAL DIVISION	$182,604.17	$166,731.00	(23,247.00)	143,484.00
Adjustment due to GASB68, GASB73 & GASB7	(88,170.00)		-	
	-		-	
	$ 378,432.10	$ 533,141.00	$ (118,463.00)	$ 414,678.00
D & D PREMIUM (DC RET. PLAN)	4,191.70	7,098.00	(1,014.00)	6,084.00
Health Insurance	213,663.80	254,400.00	(21,750.00)	232,650.00
Dental Insurance	8,287.79	11,040.00	632.00	11,672.00
Medicare		22,662.00	(798.00)	21,864.00
Life Insurance	3,848.55	5,060.00	(165.00)	4,895.00
TOTAL PERSONNEL BENEFITS	$ 608,423.94	$ 833,401.00	$ (141,558.00)	**$ 691,843.00**
TOTAL Active Employees	$ 2,081,065.95	$ 2,406,108.00	$ (207,953.00)	$ 2,198,155.00
Cola & supplemental for retired GHC employees	$ 74,813.04	$ 75,114.00	$ (7,400.00)	$ 67,714.00
Medical, Dental & Life Insurance for Retired Employees	191,201.39	219,720.00	(5,762.00)	213,958.00
Total Retired Employees Expense	$ 266,014.43	$ 294,834.00	$ (13,162.00)	$ 281,672.00

SUMMARY OF DIVISIONS

Item No.	Pos. No.	Compensation Title and Employee's Name	Proposed 2027 Range & Step	Proposed 2027 Budgeted Salary	Actual FY 2026 Grade & Step	Actual FY 2026 Salary & Merit	Increment Date	Increment Amount	Promo-Tion	Total	Retire-ment	D & D Premium	Health Ins.	Dental Ins	Medicare Tax	Life Ins.	Total
			PERSONNEL SERVICES SALARIES								PERSONNEL BENEFITS						
4		EXECUTIVE/ADMINISTRATION		$315,349.00		$311,032.00		$4,317.00	$0.00	$315,349.00	$88,740.00	$1,521.00	$40,000.00	$2,008.00	$4,573.00	$880.00	$453,071.00
6		ACCOUNTING DIVISION		344,850.00		349,921.00		5,779.00	0.00	344,850.00	$97,042.00	1,521.00	52,650.00	2,636.00	5,000.00	1,155.00	504,854.00
5		LOAN DIVISION		303,524.00		300,499.00		0.00	0.00	303,524.00	$85,412.00	0.00	40,000.00	2,008.00	4,401.00	880.00	436,225.00
10		RENTAL DIVISION		509,892.00		497,697.00		12,195.00	0.00	509,892.00	$143,484.00	3,042.00	100,000.00	5,020.00	7,890.00	1,980.00	771,308.00
25				1,473,615.00		1,459,149.00		22,291.00	0.00	1,473,615.00	414,678.00	6,084.00	232,650.00	11,672.00	21,864.00	4,895.00	2,165,458.00

GUAM HOUSING CORPORATION
FY 2027

EXECUTIVE OFFICE

Item No.	Pos. No.	Compensation Title and Employee's Name		Proposed 2027 Range & Step	Proposed 2027 Budgeted Salary	Actual FY 2026 Grade & Step	Actual FY 2026 Salary	Increment Date	Increment Amount	Promo-Tion	Total	Retire-ment	D & D Premium	Health Ins.	Dental Ins	Medicare Tax	Life Ins.	Total
		PERSONNEL SERVICES SALARIES										PERSONNEL BENEFITS						
		Executive Office/Administration Division																
1	1000	President Edith C. Pangelinan	UNCLASS	ET-11	$107,909.00	ET-11	$107,909.00			$0.00	$107,909.00	$30,366.00	$507.00	$10,000.00	$502.00	$1,565.00	$220.00	151,069.00
2	1002	Housing Services Administrato Patricia M.Q. Kier	CLASS	P-09	$90,075.00	P-08	$87,305.00	23-Aug-27	$2,770.00	$0.00	$90,075.00	$25,347.00	$507.00	$10,000.00	$502.00	$1,306.00	$220.00	127,957.00
3	2300	Assistant Supply Mgmt Cassandra C. Santos	CLASS	M-13	$74,977.00	M-13	$74,977.00			$0.00	$74,977.00	$21,099.00	$0.00	$10,000.00	$502.00	$1,087.00	$220.00	107,885.00
4	1004	Administrative Assistant Athena Tenorio	CLASS	J-04	$42,388.00	J-03	$40,841.00	20-May-27	$1,547.00	$0.00	$42,388.00	$11,928.00	$507.00	$10,000.00	$502.00	$615.00	$220.00	66,160.00
					$315,349.00		$311,032.00		$4,317.00	$0.00	$315,349.00	$88,740.00	$1,521.00	$40,000.00	$2,008.00	$4,573.00	$880.00	$453,071.00

ACCOUNTING DIVISION

Item No.	Pos. No.	Compensation Title and Employee's Name		Proposed 2027 Range & Step	Proposed 2027 Budgeted Salary	Actual FY 2026 Grade & Step	Actual FY 2026 Salary	Increment Date	Increment Amount	Promo-Tion	Total	Retire-ment	D & D Premium	Health Ins.	Dental Ins	Medicare Tax	Life Ins.	Total
		PERSONNEL SERVICES SALARIES										PERSONNEL BENEFITS						
		Accounting Division																
1	4000	Controller Alysia I. Leon Guerrero	UNCLASS	S-11	$30,617.00	S-11	$122,466.00			$0.00	$30,617.00	$8,616.00	$0.00	$2,650.00	$126.00	$444.00	$55.00	42,508.00
2	4005	Accounting Manager Vacant	CLASS	O-09	$80,999.00					$0.00	$80,999.00	$22,793.00	$0.00	$10,000.00	$502.00	$1,174.00	$220.00	115,688.00
3	4101	Accountant II Robert Sabang	CLASS	M-13	$74,977.00	M-13	$74,977.00			$0.00	$74,977.00	$21,099.00	$507.00	$10,000.00	$502.00	$1,087.00	$220.00	108,392.00
4	4201	Accountant II Mel A. Baldoz	CLASS	M-05	$57,708.00	M-04	$55,601.00	10-Aug-27	$2,107.00	$0.00	$57,708.00	$16,239.00	$507.00	$10,000.00	$502.00	$837.00	$220.00	86,013.00
5	5001	Accountant II Shena M. Miranda	CLASS	M-03	$53,571.00	M-02	$51,615.00	23-Feb-27	$1,956.00	$0.00	$53,571.00	$15,075.00	$507.00	$10,000.00	$502.00	$777.00	$220.00	80,652.00
6	4300	Accountant I Ezekiel R. Alfred	CLASS	L-02	$46,978.00	L-01	$45,262.00	03-Mar-27	$1,716.00	$0.00	$46,978.00	$13,220.00	$0.00	$10,000.00	$502.00	$681.00	$220.00	71,601.00
					$344,850.00		$349,921.00		$5,779.00	$0.00	$344,850.00	$97,042.00	$1,521.00	$52,650.00	$2,636.00	$5,000.00	$1,155.00	504,854.00

LOAN DIVISION

Item No.	Pos. No.	Compensation Title and Employee's Name		Proposed 2027 Range & Step	Proposed 2027 Budgeted Salary	Actual FY 2026 Grade & Step	Actual FY 2026 Salary	Increment Date	Increment Amount	Promo-Tion	Total	Retire-ment	D & D Premium	Health Ins.	Dental Ins	Medicare Tax	Life Ins.	Total
		Loan Division																
1	6000	Loan Administrator Mary R. Guerrero	CLASS	P-18	$119,315.00	P-18	$119,315.00			$0.00	$119,315.00	$33,575.00	$0.00	$10,000.00	$502.00	$1,730.00	$220.00	165,342.00
2	6102	Mortgage Loan Underwriter Emily B Flores	CLASS	M-13	$74,977.00	M-13	$74,977.00			$0.00	$74,977.00	$21,099.00	$0.00	$10,000.00	$502.00	$1,087.00	$220.00	107,885.00
3	6100	Loan Officer SusyMae S.N. Santos	CLASS	K-10	$56,795.00	K-10	$56,795.00			$0.00	$56,795.00	$15,982.00	$0.00	$10,000.00	$502.00	$824.00	$220.00	84,323.00
4	6150	Loan Servicing Assistant Funded as promotional	CLASS	J	$3,025.00					$0.00	$3,025.00	$851.00	$0.00	$0.00	$0.00	$44.00	$0.00	3,920.00
5	6200	Loan Technician Linda U. Charfauros	CLASS	I-11	$49,412.00	I-11	$49,412.00			$0.00	$49,412.00	$13,905.00	$0.00	$10,000.00	$502.00	$716.00	$220.00	74,755.00
					$303,524.00		$300,499.00		$0.00	$0.00	$303,524.00	$85,412.00	$0.00	$40,000.00	$2,008.00	$4,401.00	$880.00	436,225.00

RENTAL DIVISION

Item No.	Pos. No.	Compensation Title and Employee's Name		Proposed 2027 Range & Step	Proposed 2027 Budgeted Salary	Actual FY 2026 Grade & Step	Actual FY 2026 Salary	Increment Date	Increment Amount	Promo-Tion	Total	Retire-ment	D & D Premium	Health Ins.	Dental Ins	Medicare Tax	Life Ins.	Total
		Rental Division																
1	1001	Manager Angela M. Camacho	UNCLASS	ES-12	$103,566.00	ES-11	$100,381.00	15-Jan-27	$3,185.00	$0.00	$103,566.00	$29,143.00	$507.00	$10,000.00	$502.00	$1,502.00	$220.00	145,440.00
2	8000	Housing Specialist Flora Mae B. Cruz	CLASS	L-02	$46,978.00	L-01	$45,262.00	01-Dec-26	$1,716.00	$0.00	$46,978.00	$13,220.00	$507.00	$10,000.00	$502.00	$681.00	$220.00	72,108.00
3	2406	Administrative Assistant Kolleen Rianne T. Rios	CLASS	J-02	$39,349.00	J-01	$37,913.00	01-Dec-26	$1,436.00	$0.00	$39,349.00	$11,073.00	$0.00	$10,000.00	$502.00	$571.00	$220.00	61,715.00
4	2404	Customer Service Representat Quitoraino, Jerald M.	CLASS	H-03	$34,853.00	H-02	$33,581.00	26-May-27	$1,272.00	$0.00	$34,853.00	$9,808.00	$507.00	$10,000.00	$502.00	$505.00	$220.00	56,395.00
5	8001	Bldg. Maintenance Supervisor Randy J.T. Barcinas	CLASS	L-09	$60,225.00	L-09	$60,225.00	19-Dec-27		$0.00	$60,225.00	$16,947.00	$507.00	$10,000.00	$502.00	$978.00	$220.00	89,379.00
6	8002	Maintenance Leader Brian R. Asuncion	CLASS	J-17	$64,767.00	J-16	$62,776.00	19-Jun-27	$1,991.00	$0.00	$64,767.00	$18,225.00	$0.00	$10,000.00	$502.00	$1,052.00	$0.00	94,546.00
7	8102	Maintenance Worker Edward J. Aguon	CLASS	H-19	$59,022.00	H-19	$59,022.00	16-Mar-28		$0.00	$59,022.00	$16,609.00	$0.00	$10,000.00	$502.00	$959.00	$220.00	87,312.00
8	8105	Maintenance Worker Albert G. Molo	CLASS	H-09	$43,050.00	H-08	$41,727.00	27-Nov-26	$1,323.00	$0.00	$43,050.00	$12,114.00	$0.00	$10,000.00	$502.00	$699.00	$220.00	66,585.00
9	8107	Maintenance Worker Franklin I. Tudela	CLASS	H-03	$34,853.00	H-02	$33,581.00	31-Mar-27	$1,272.00	$0.00	$34,853.00	$9,808.00	$507.00	$10,000.00	$502.00	$566.00	$220.00	56,456.00
10	8200	Utility Worker	CLASS	D-01	$23,229.00	D-01	$23,229.00			$0.00	$23,229.00	$6,537.00	$507.00	$10,000.00	$502.00	$377.00	$220.00	41,372.00
					$509,892.00		$497,697.00		$12,195.00	$0.00	$509,892.00	$143,484.00	$3,042.00	$100,000.00	$5,020.00	$7,890.00	$1,980.00	$771,308.00

		FY 2025 (Actual)	FY 2026 (Auth.)	FISCAL YEAR 2027 INCREASE DECREASE	AMOUNT REQUESTED
Bond Trustee Fees					
5131 Trustee Fees		$16,206.00	$18,100.00	$0.00	$18,100.00
Bond	$16,100.00				
Bond Report	$2,000.00				
	$18,100.00				
Contractual Services - Housing					
5113 Telephone, Cable & Internet		$2,505.90	$3,599.00	($550.00)	$3,049.00
Local Phone Service	$1,584.00				
2-Way Radio	$0.00				
Cable	$0.00				
Web page	$520.00				
Internet ($75 x 12)	$900.00				
Long Distance Calls	30.00				
Telex Fax, Other	15.00				
Other					
	3,049.00				
5114 Off Equip Leasing		$140.97	$750.00	($750.00)	$0.00
Equipment Rental	500.00				
	$500.00				
5202 Copier Lease Interest	221.00	$874.19	560.00	($339.00)	221.00
5502 Copier Lease Amort. ($406.30 X 12)	4,900.00	$4,875.60	4,900.00	$0.00	4,900.00
5115 Off. Equip. Maint. Agreement		$30,038.23	$46,480.00	($3,330.00)	$43,150.00
Mortgage Software (1,225 X 12)	$14,700.00				
Accounting Software	10,600.00				
Human Resources & Payroll Software	0.00				
AntiVirus	500.00				
Microsoft word	200.00				
Postage Meter (60 * 4)	240.00				
Software for Loan Forms	16,910.00				
	43,150.00				
5116 Fuel		$144.25	$650.00	$0.00	$650.00
7044 Motor Vehicle Repair - Housing		$0.00	$300.00	$0.00	$300.00
5117 Printing, Forms, Ann. Rept. & Copying		$2,717.91	$4,000.00	($500.00)	$3,500.00
5119 Contractual Other		$1,724.85	$2,220.00	($220.00)	$2,000.00
7036 Garbage & Trash Removal		$0.00	$0.00	$0.00	$0.00
7071 Vehicle Insurance		$0.00	$1,500.00	($295.00)	$1,205.00
7072 Workman Compenation Insurance		$1,676.36	$2,050.00	($526.00)	$1,524.00
7073 Liability Insurance (Oreo)		$0.00	$600.00	$0.00	$600.00
7074 Ins. Exp. Building (Oreo)		$0.00	$500.00	$0.00	$500.00
5182 Typhoon insurance for equipment (Binder)		$0.00	$700.00	$0.00	$700.00
Subtotal Contruactual- Housing		$44,698.26	$68,809.00	($6,510.00)	$62,299.00

Contractual Services - Rental		FY 2025 (Actual)	FY 2026 (Auth.)	FISCAL YEAR 2027 INCREASE DECREASE	FISCAL YEAR 2027 AMOUNT REQUESTED
5113 Telephone & Internet		$2,015.25	$2,700.00	$1,380.00	$4,080.00
Local Phone Service (100 X 12)	$1,200.00				
Internet/SSL Certificate ($120x12x 2)	$2,880.00				
	$4,080.00				
5114 Off Equip Leasing		$0.00	$5,000.00	($3,500.00)	$1,500.00
Equipment Rental	$5,000.00				
5202 Copier Lease Interest	55.00	$84.07	$55.00	$0.00	$55.00
5502 Copier Lease Amort. ($50.83 X 12)	700.00	$608.76	$610.00	$90.00	$700.00
5115 Off. Equip. Maint. Agreement (VPS Portal & back up)		$0.00	$0.00	$0.00	$0.00
5116 Gas, Oil and Grease		$2,446.77	$4,500.00	$0.00	$4,500.00
7044 Motor Vehicle Repair		$1,140.24	$2,500.00	($1,000.00)	$1,500.00
5117 Printing, Forms, Ann. Rept. & Copying		$1,527.27	$1,850.00	$950.00	$2,800.00
5119 Contractual Other		$0.00	$0.00	$0.00	$0.00
7030 Maintenance Contracts (IDIQ)		$0.00	$50,000.00	($50,000.00)	$0.00
7031 Lawn Services & Janitor Supplies		$85.00	$20,000.00	($20,000.00)	$0.00
7032 Security Expense ($52 x 12 x 2)		$1,079.76	$1,248.00	$752.00	$2,000.00
7035 Exterminating Contract		$130.09	$4,000.00	($3,000.00)	$1,000.00
7036 Garbage & Trash Removal		$13,632.51	$16,500.00	($10,300.00)	$6,200.00
5182 Typhoon insurance for equipment (Binder)		$0.00	$770.00	$0.00	$770.00
7071 Vehicle Insurance (4 cars)		$62.18	$3,630.00	$757.00	$4,387.00
7072 Workman's Compensation Insurance		$2,780.64	$4,000.00	$1,026.00	$5,026.00
7073 Insurance Expense Liability		$0.00	$4,750.00	$0.00	$4,750.00
7074 Ins. Exp. Building		$0.00	$14,400.00	$0.00	$14,400.00
Subtotal Contructual - Rental		$25,592.54	$136,513.00	($82,845.00)	$53,668.00
TOTAL CONTRACTUAL		$70,290.80	$205,322.00	($89,355.00)	**$115,967.00**

Other Expense Housing	FY 2025 (Actual)	FY 2026 (Auth.)	INCREASE DECREASE	AMOUNT REQUESTED
5072 Fiduciary Expense	$ -	$ -	$0.00	$0.00
5111 Power	$0.00	$0.00	$0.00	$0.00
5112 Water	$0.00	$0.00	$0.00	$0.00
5161 General Supplies (Paper, Folders, Post-it-pads, etc.)	$3,533.13	$6,000.00	($1,500.00)	$4,500.00
5162 Operating Supplies (Toners, Ribbons, etc.)	$642.65	$1,200.00	($300.00)	$900.00
5163 Postage	$1,275.55	$2,500.00	($500.00)	$2,000.00
5164 Equipment Expendables	$1,549.95	$9,500.00	($6,500.00)	$3,000.00
5184 Promo & Pub Rel.	$0.00	$1,500.00	($1,500.00)	$0.00
5185 Advertising, (RFP, Bids)	$6,979.00	$7,500.00	($1,500.00)	$6,000.00
5188 Training & Devel.	$624.00	$2,700.00	($1,500.00)	$1,200.00
5190 Other (Bank charges, Bottled Water, etc.)	$10,920.52	$13,000.00	$1,500.00	$14,500.00
7038 Loss on Disposal of Fixed Assets	$0.00	$0.00	$0.00	$0.00
7098 Foreclosed Houses	$1,075.00	$3,500.00	($1,000.00)	$2,500.00
7202 FTHAP Disbursements	$499,814.84	$450,000.00	($50,000.00)	$400,000.00
7204 DPCCA Disbursements to GHURA	$416.65	$1,000.00	$0.00	$1,000.00
7220 Administrative Expense - FTHAP	$46,255.91	$50,000.00	($10,000.00)	$40,000.00
SUBTOTAL OTHER - HOUSING	$573,087.20	$548,400.00	-$72,800.00	$475,600.00
				440000

Other Expenses - Rental		FY 2025 (Actual)	FY 2026 (Auth.)	FISCAL YEAR 2027 INCREASE (DECREASE)	AMOUNT REQUESTED
5111 Electricity		$13,972.57	$17,235.00	($2,535.00)	$14,700.00
Office (2 @ $400 *12)	9,600.00				
Common area ($0)	0.00				
GHURA inspections ($25 * 24)	600.00				
Vacant units (3 @ $50 * 6)	900.00				
Homeless 2 hses @ $300 *6	3,600.00				
5112 Water and Sewer		$5,655.49	$11,015.00	($150.00)	$10,865.00
Office (2 @ $100 * 12)	2,400.00				
Common area ($50 * 3)	0.00				
GHURA Inspections ($55 * 23)	1,265.00				
Vacant (10 @ $100 * 6)	6,000.00				
Homeless 2 hses @ $100 * 6	1,200.00				
5161 General Supplies (Paper, Folders, Post-it-pads, etc.)		$468.00	$1,000.00	($500.00)	$500.00
5162 Operating Supplies (Toners, Ribbons, etc.)		$89.00	$600.00	($300.00)	$300.00
5164 Equipment Expendables		$4,299.50	$14,000.00	$6,000.00	$7,000.00
5184 Promo & Pub Rel.		$0.00	$0.00	$0.00	$0.00
5185 Advertising Expense		$0.00	$3,000.00	($1,000.00)	$2,000.00
5188 Training & Devel.		$0.00	$2,000.00	($1,000.00)	$1,000.00
5190 Other (Bank charges, Bottled Water, etc.)		$2,593.97	$4,100.00	$0.00	$4,100.00
7037 Emergency Housing		$8,494.02	$12,000.00	($2,000.00)	$10,000.00
7038 Loss on Disposal of Fixed Assets		$0.00	$0.00	$0.00	$0.00
7039 Misc. Operating Expense		$2,174.80	$7,000.00	$18,000.00	$25,000.00
7210 DPHSS - S.A.F.E. House		$19,894.23	$0.00	$38,000.00	$38,000.00
Subtotal Other - Rental		$57,641.58	$71,950.00	$40,515.00	$112,465.00
TOTAL OTHER EXPENSE		$630,728.78	$620,350.00	($32,285.00)	$588,065.00

Professional Services

		FY 2025 (Actual)	FY 2026 (Auth.)	FISCAL YEAR 2027 INCREASE DECREASE	FISCAL YEAR 2027 AMOUNT REQUESTED
Housing					
5118 Professional Svcs		$38,954.00	$59,000.00	($18,900.00)	**$40,100.00**
Audit/Others	$35,000.00				
Bond Logistics					
Data Support (200.00/mo)	$0.00				
Human Resource Support (500/mo)	$0.00				
IT Support 8.5 hours a month at $50	$5,100.00				
	$40,100.00				
5121 Legal Svcs		$10,014.68	$19,000.00	$0.00	**$19,000.00**
5122 Legal Costs Prepaid Exp.					
Subtotal Professional - Housing		48,968.68	78,000.00	($18,900.00)	59,100.00
Rental					
5118 Professional Svcs (Auditing Expenses...)		$14,618.00	$27,400.00	$600.00	**$28,000.00**
Audit/Others	$25,000.00				
IT Support 5 hours a month at $50	$3,000.00				
Social Services	$0.00				
	$28,000.00				
5121 Legal Expense		$8,953.40	$15,000.00	($12,500.00)	**$2,500.00**
Subtotal Professional - Rental		23,571.40	42,400.00	($11,900.00)	30,500.00
Total PROFESSIONAL SERVICES		72,540.08	120,400.00	($30,800.00)	**89,600.00**

Travel

	FY 2025 (Actual)	FY 2026 (Auth.)	FISCAL YEAR 2027 INCREASE DECREASE	FISCAL YEAR 2027 AMOUNT REQUESTED
5152 Airfare	$0.00	$0.00	$0.00	$0.00
5153 Per Diem	$0.00	$0.00	$0.00	$0.00
5154 Registration Fee - Seminars/Conference	$0.00	$0.00	$0.00	$0.00
5155 Misc. Lenders Negotiation	$0.00	$0.00	$0.00	$0.00
TOTAL TRAVEL	$0.00	$0.00	$0.00	**$0.00**

Director's Fees

		FY 2025 (Actual)	FY 2026 (Auth.)	FISCAL YEAR 2027 INCREASE DECREASE	FISCAL YEAR 2027 AMOUNT REQUESTED
5141 BOD Stipend (7 X $ 50 x 12)		$2,500.00	**$4,200.00**	$0.00	**$4,200.00**

Rent

5101 Office Rent		$130,386.24	$165,156.00	($890.00)	**$164,266.00**
Office (4,156.00 sq.ft @ $3.06 x 12 (10/26 - (	152,608.00				
5204 Office Rent - Interest		$0.00			
5504 Office Rent - Amortization		$0.00			
Storage Space (154 sq. ft. @ 2.25 X 1	4,158.00				
Five parking stalls (5 @ $125 X 12)	7,500.00				
5101 Office Rent -Rental Division			$0.00	$0.00	$0.00
TOTAL RENT		$130,386.24	$165,156.00	($890.00)	**$164,266.00**

Maintenance Expense

7041 Repair Materials - Bldgs	$12,720.09	$60,000.00	($25,000.00)	**$35,000.00**
7042 Repair Materials - Reserve	$35,299.87	$60,000.00	($10,000.00)	**$50,000.00**
7043 Repair-Extra Ord. & Nonrecurring	$0.00	$0.00	$0.00	$0.00
7045 Maint. Equip. Repair	$0.00	$4,300.00	($2,300.00)	**$2,000.00**
7052 Misc. Maint. Exp.	$3,815.22	$6,000.00	$0.00	**$6,000.00**
TOTAL MAINTENANCE EXPENSE	$51,835.18	$130,300.00	($37,300.00)	$93,000.00

$24,000.00
$33,300.00

Depreciation Expense - Housing

	FY 2025 (Actual)	FY 2026 (Auth.)	FISCAL YEAR 2027 INCREASE DECREASE	AMOUNT REQUESTED
8007 Dep. Building Impr.	$0.00	$0.00	$0.00	$0.00
8015 Dep. Furn,, Equip. Admin. Use	$2,103.57	$1,534.00	$2,252.00	$3,786.00
8021 Dep. Leasehold Improv.	$0.00	$0.00	$0.00	$0.00
8019 Dep. Motor Vehicles	$5,916.36	$5,917.00	$0.00	$5,917.00
8027 Dep. Fema Assets	$0.00	$0.00	$0.00	$0.00
Subtotal Depreciation - Housing	$8,019.93	$7,451.00	$2,252.00	$9,703.00

Depreciation Expense - Rental

	FY 2025 (Actual)	FISCAL YEAR 2027 FY 2026 (Auth.)	INCREASE DECREASE	AMOUNT REQUESTED
8003 Depreciation Land Improvement	$0.00	$0.00	$0.00	$0.00
8005 Depreciation on Bldgs	$216,911.82	$313,080.00	$21,616.00	$334,696.00
8007 Dep. Bldg. Improvement	$0.00	$0.00	$0.00	$0.00
8009 Dep. Bldg. Equip. Fixed	$0.00	$0.00	$0.00	$0.00
8011 Dep. Bldg. Equip. Portable	$0.00	$0.00	$0.00	$0.00
8015 Dep. Equip. Admin. Use	$0.00	$0.00	$0.00	$0.00
8017 Dep. Maint. Equip.	$0.00	$0.00	$0.00	$0.00
8019 Dep. Motor Vehicles	$0.00	$10,000.00	$1,892.00	$11,892.00
Subtotal Depreciation - Rental	$216,911.82	$323,080.00	$23,508.00	$346,588.00
TOTAL DEPRECIATION	$224,931.75	$330,531.00	$25,760.00	**$356,291.00**

RENTAL

1400 Capital - Outlay

RENTAL	FY2024 (Actual)	FY2026 AMOUNT REQUESTED	INCREASE (DECREASE)	FY2027 AMOUNT REQUESTED
1403 Land Improvement (Fence for Fema Units)		$0.00	$0.00	$0.00
1405 Building renovation (Lada Gardens)	$0.00	$1,807,000.00	-$1,207,000.00	$600,000.00
1405 Building - Renovations for Maintenance Shop	$0.00	$50,000.00	-$50,000.00	$0.00
1405 Building renovation (As-Atdas buiding A & B)	$0.00	$0.00	$0.00	$0.00
1415 Property - Office Furniture & Equipment	$0.00	$0.00	$0.00	$0.00
1419 Property - Vehicle - Compact Cargo Van for maintenance	$0.00	$0.00	$0.00	$0.00
1407 Building Improvement (As-Astdas) - Painting	$0.00	$0.00	$0.00	$0.00
	$0.00	$0.00	$0.00	$0.00
TOTAL	$0.00	$1,857,000.00	-$1,257,000.00	**$600,000.00**

GUAM HOUSING CORPORATION

1196 OFFICE, FURNITURE & EQUIPMENT - BREAKDOWN

DESCRIPTION OF ITEMS	FY2025 (Actual)	FY2026 AMOUNT REQUESTED	INCREASE (DECREASE)	FY2027 AMOUNT REQUESTED
Operations				
1415 Property-Office Furn. & Equip - Payroll Software		0.00	15,000.00	15,000.00
TOTAL	$0.00	$0.00	$15,000.00	**$15,000.00**

Guam Housing Corporation

Fiscal Year 2027 Budget Proposal

September 11, 2026

Projected Net Earnings

Net Revenues	$4,042,966
Expenses	4,040,916
Net Earnings	$ 2,050

Revenues comparison

$4.04M	$4.05M	-.2%
FY 2027	FY 2026	% Change

Revenues assumption

Net Interest on Loans	Increased by 5% (from $1.04M to $1.09M). New loan disbursements are budgeted at $2.671,000 for the following interest-bearing programs: • Direct Loans approximately 2 loans • Revolving Loans approximately 8 loans
Other Revenues	Decreased by 23% (from $1.7M to $1.3M). FY 2026 included $1.4M in ARP funds for disbursement, whereas the projected FY 2027 balance for disbursement is $284K. A $500K reimbursement for the FTHAP & $152K in default judgment are included in FY 2027.
Rent Revenues	Increased by 29% (from $1.1M to $1.4M) due to the anticipated completion of the Lada Phase II project in the first quarter of FY 2027, the completion of Lada Phase III project for 5 units in the last quarter of FY 2027 and a $50 increase in rent for the un-renovated units.
Loan Fees	Decreased by 13% (from $64K to $55K). A total of 10 interest bearing loans and 2 CAHAT loans are budgeted to closed in FY 2027.

Expenses comparison

$4.0M	$4.5M	-10%
FY 2027	FY 2026	% Change

Expenses assumption

Salaries and Benefits	Decreased by 9% (from $2.4M to $2.2M) due to the overall reduction of one employee and a lower employer contribution rate.
Retired Employee Expenses	Decrease by 4% (from $295K to $282K) due to one less retiree budgeted in FY 2027.
Contractual Services	Decrease by 44% (from $205K to $116K) due to the elimination of lawn services and other contractual expenses and decrease in trash removal.
Depreciation	Increased by 8% (from $331K to $356K) due to the anticipated completion of Phase II & Phase III of the Lada renovations.
Other Expenses	Decreased by 5% (from $620K to $588K). This includes $440K budgeted for FTHAP grants to be disbursed in 2027, compared to $500K in FY 2026, alongside reductions in several other expense accounts in this category.

Personnel promotions & adjustment

Accounting Manager	Funded (O-09 $80,999)
Controller	Funded for 3 months
Loan Servicing Assistant	Funded as Promotional ($3,950)
Utility Worker	Funded (D-01 $23,229)

Proposed Capital Projects

The following are proposed projects:

01 **Rental units Renovations**
Phase II – $284K – Lada units

02 **Rental units Renovation**
Phase III $500,000 – Lada units

03 **Payroll Software**
$15,000