

Re: Messages & Communications Doc. No. 38GL-26-2439 through 2445.

From Guam Legislature Clerks <clerks@guamlegislature.gov>
 Date Thu 6/11/2026 11:45 AM
 To 38th Committee On Rules <committeeonrules@guamlegislature.gov>

Håfa Adai,

Received, and thank you.



Elijah Untalan
Clerks Office

I Mina'trentai Ocho na Liheslaturan Guåhan

Guam Congress Building, 163 Chalan Santo Papa, Hagåtña, Guam 96910

Voice: (671) 472-3465/3460 Fax: (671) 472-3524

guamlegislature.gov

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 Thank you

From: 38th Committee On Rules <committeeonrules@guamlegislature.gov>
Sent: Thursday, June 11, 2026 11:33 AM
To: Guam Legislature Clerks <clerks@guamlegislature.gov>
Cc: Frank Blas Jr. <speakerblas@guamlegislature.gov>
Subject: Messages & Communications Doc. No. 38GL-26-2439 through 2445.

Håfa Adai Clerks Office,

Please see attached, **Messages & Communications Doc. No. 38GL-26-2439 through 2445** for processing:

✓	38GL-26-2439	Judiciary of Guam	Notice: No Judicial Council of Guam Regular Meeting for June 2026*
✓	38GL-26-2440	Guam Housing Corporation	Board Meeting Packet for May 29, 2026*
✓	38GL-26-2441	Department of Public Health and Social Services	Prior Years Obligations to pay M.D. Wholesale in the total amount of \$6,002.08*
✓	38GL-26-2442	CHamoru Land Trust Commission	Post Board Meeting Packet for May 28, 2026*
✓	38GL-26-2443	Consolidated Commission on Utilities	Special Meeting for April 17, 2026*
✓	38GL-26-2444	Consolidated Commission on Utilities	Board Books file for Guam Waterworks Authority Work Session Packet for May 19, 2026; Board Books file for Guam Power Authority Work Session Packet for May 21, 2026; and Board Books file for Consolidated Commission on Utilities Regular Board Meeting Packet for May 26, 2026*
✓	38GL-26-2445	Department of Revenue and Taxation	Income Tax Refund Status Report for the Month Ending April 2026*

Please retrieve Doc. No. 38GL-26-2442 through 2444 from link below:

[Messages & Communications Physical Scanned Copy - Google Drive](#)

Kindly reply to this email



Si Yu'os ma'åse',

Marie Crisostomo

Committee on Rules Assistant

COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson

I Mina'trentai Ocho Na Liheslaturan Guåhan

38th Guam Legislature

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Messages and Communications 38GL-26-2440*

2 messages

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

Tue, Jun 9, 2026 at 9:56 AM

To: 38th Committee On Rules <committeeonrules@guamlegislature.gov>, Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov>

Håfa Adai,

Please see attached M&C Doc. No. 38GL-26-2440

38GL-26-2440	Guam Housing Corporation	Board Meeting Packet for May 29, 2026*
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*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**

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----- Forwarded message -----

From: **Athena Tenorio** <athena.tenorio@ghc.guam.gov>

Date: Tue, Jun 9, 2026 at 8:20 AM

Subject: Guam Housing Corporation – Board Meeting: May 29, 2026; Full Packet

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

Hafa Adai,

I have attached the complete packets from the GHC board meeting held on May 29, 2026:

- Agenda
- Approved Minutes
- President's report
- Foreclosure-legal report

Best regards,***Athena A. Tenorio***

Administrative Assistant

Guam Housing Corporation

[590 S. Marine Drive, Ste 514](#) ITC Building

Tamuning, Guam 96931

Office: 647-4143 Ext. 127

Fax: 649-4144

Email: athena.tenorio@ghc.guam.govWebsite: www.guamhousing.org

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6 attachments

-  **Agenda.pdf**
222K
-  **Approved Minutes 5.29.2026.pdf**
100K
-  **President's Board Report March 2026 (4).pdf**
1384K
-  **President's Board Report April 2026 (Rev) (2).pdf**
909K
-  **Foreclosure-Legal Report (Board mtg 5-29-26) (2).pdf**
186K
-  **38GL-26-2440.pdf**
1160K

38th Committee On Rules <committeeonrules@guamlegislature.gov>
To: "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>

Tue, Jun 9, 2026 at 11:06 AM

Hâfa Adai,

Received, and thank you.



Si Yu'os ma'åse',

Marie Crisostomo

Committee on Rules Assistant

COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson

I Mina'trentai Ocho Na Liheslaturan Guåhan

38th Guam Legislature

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

Guam Housing Corporation – Board Meeting: May 29, 2026; Full Packet

2 messages

Athena Tenorio <athena.tenorio@ghc.guam.gov>
To: "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>

Tue, Jun 9, 2026 at 8:19 AM

Hafa Adai,

I have attached the complete packets from the GHC board meeting held on May 29, 2026:

- Agenda
- Approved Minutes
- President's report
- Foreclosure-legal report

Doc Type: 38GL-26-2440
OFFICE OF THE SPEAKER
FRANK F. BLAS, JR.
June 9, 2026
Time: 8:19 AM
Received:

Best regards,

Athena A. Tenorio

Administrative Assistant
Guam Housing Corporation
590 S. Marine Drive, Ste 514 ITC Building
Tamuning, Guam 95931
Office: 647-4143 Ext. 127
Fax: 649-4144
Email: athena.tenorio@ghc.guam.gov
Website: www.guamhousing.org

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5 attachments

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186K

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

Tue, Jun 9, 2026 at 8:30 AM

To: Athena Tenorio <athena.tenorio@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

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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, May 29, 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: May 29, 2026, at 12:00 P.M., Guam, Port Moresby

Join Zoom Meeting

<https://us02web.zoom.us/j/89779604549?pwd=Vsnmi01GusZfDonyGUvEzGcsF1DJ38.1>

Meeting ID: 897 7960 4549

Passcode: 273586

AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes:
 - A. April 24, 2026 Regular Board Meeting
- IV. President's Report March and April 2026
- V. Legal Report for April 2026
- VI. Old Business
- VII. New Business
- VIII. Public Participation
- IX. Adjournment



38GL-26-2440
Messages and Communications

RECEIVED
COMMITTEE ON RULES
June 9, 2026

9:56 a.m.
Marie Crisostomo

Individuals with disabilities or requiring special accommodations are asked to contact Cassandra Santos at 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, April 24, 2026 Commenced: 12:10 p.m. Roll call/quorum present: Quorum exists Adjourned: 12:17 p.m. Note: Notice of Meeting and the topics to be discussed on the Agenda were published in the Guam Daily Post; the Government of Guam Public Notice Meeting Portal; GHC’s YouTube Page and GHC’s website to allow members of the public to attend the meeting via Zoom, and YouTube.		ATTENDANCE <u>Directors present:</u> All Present at the time Quorum established; Francisco A. Florig, Chairman (in person) Sandra F. Bordallo, Vice Chair (via Zoom) Romeo “Romy” Angel, Director (via Zoom) Mark Duarte, Director (via Zoom) <u>Legal Counsel:</u> Edward C. Han, Esq. (in person) <u>Members of the Public:</u> Jonah – Guam Daily Post		<u>Management present in person and via Zoom:</u> Edith Pangelinan, President (in person) Angela Camacho, Manager (in person) Mary Guerrero, Loan Administrator (in person) Patricia M.Q. Kier, Housing Services Administrator (in person) Alysia Leon Guerrero, Controller (in person) Randy Barcinas, Maintenance Supervisor (via Zoom) Athena Tenorio, Admin. Asst. (in person) Yong Pak, IT Consultant (in person)		
AGENDA ITEM		DISCUSSION	ACTION/ PLAN	FOLLOW/UP	RESPONSIBLE PARTY	STATUS
I.	Call to Order	12:10 p.m.				
II.	Roll Call	Quorum established				
III.	Approval of Minutes:	Minutes of the March 27, 2026, Board Meeting were reviewed and discussed by the Board.	Motion to approve March 27, 2026, Board Meeting minutes made by Director Angel and seconded by Director Duarte, 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:	Due to connectivity issues affecting the Board Members attending the meeting, Chairman Florig recommended tabling the President's report for consideration at the next Board meeting.	Motion to table Report and move to New Business made by Director Duarte and seconded by Director Angel, motion was approved.	Admin / Maintenance / Rental	Admin / Maintenance / Rental	On-Going
V.	Legal Report	<u>Status of Foreclosure Cases:</u> NONE		Legal Counsel	Legal Counsel	On-Going/ Pending
VI.	Old Business:	NONE				
VII.	New Business:	<u>A. Application for Mortgage Loan Approval:</u> When employees families and employees apply for loans, the current requirement is that the Board has to pre-approve the loan. Chairman Florig recommended that requirement for Board approval for families and employees of GHC who are pre-approved and meet all requirements to get loan or rentals from GHC be waived and give authority to the President to issue the final approval on them. <u>B. Option to Extend Legal Services Contract</u> President Pangelinan had informed that Attorney Bronze is currently off-island, but was able to contact the secretary to Attorney Bronze who informed that he is in acceptance of the 1 year extension of legal services.	Motion to give authority to GHC President without Board approval made by Director Duarte and seconded by Director Angel, and without any further objections, the motion was approved. Motion to extend legal services made by Director Duarte and seconded by Director Angel, and without any further objections, the motion was approved.			
IX.	Public Participation	NONE				

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
IIX.	Adjournment		The Board scheduled their next Board meeting for May 29, 2026, at 12:00 p.m. Upon motion duly made by Director Duarte, and seconded by Director Angel, and without any objections, the meeting was adjourned at 12:17 p.m.			

APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:

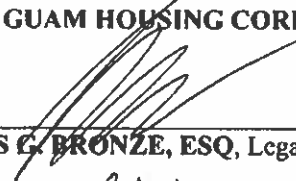
GUAM HOUSING CORPORATION

By: 
FRANCISCO FLORIO, Chairman

Date: 5. 29. 2026

APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By: 
JACQUES G. BRONZE, ESQ, Legal Counsel

Date: 6/8/26



GUAM HOUSING CORPORATION

P.O. Box 3457, Hagåtña, Guam 96932



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

OVERVIEW

Proposed Change Order 2 to address sewer line repairs at the 2-Bedroom Duplex Cul-de-Sac, discovered during the renovation, has been reviewed and approved by GHC and will be presented to the GHURA Board on May 12, 2026.

The Request for Interest for the development of the twenty-five (25) acres of undeveloped Guma As-Atdas property was advertised on March 23, 2026. Thus far, four (4) developers have obtained packets. The deadline for submission is on April 27, 2026.

The Invitation for Bid for the renovation of the two (2) Guma As-Atdas apartment buildings in support of the temporary Simon Sanchez High School campus was advertised in the Guam Daily Post on April 13, 2026 and April 15, 2026. The pre-bid conference is scheduled for 9:00 am, April 24, 2026 at the Division of Capital Improvement Projects (CIP) Conference Room at the Department of Public Works. The deadline for bid submittal is at 2:00 pm, May 11, 2026.

The Rental Division had a total of thirty-eight (38) vacancies as follows:

Lada Gardens Phase II Renovations	16
Lada Gardens/Sagan Linahyan Pending Renovation Funding	6
Completed Repairs by GHC Maintenance	4
Pending Repairs by GHC Maintenance	12

The Rental Division provided emergency/homeless housing for three (3) families in March.

Thirteen (13) loan and grant pre-qualification inquiries were received by the Loan Department. Six (6) inquiries were for the Six Percent (6%) loan program, one (1) was for the Direct Loan Program, two (2) for CAHAT, and four (4) for FTHAP. The average pre-qualified loan amount was \$233,714.

As of March 31, 2026, the Loan Division had twelve (12) prospective loan applications in varying stages of the application process. Three (3) applications are for the Direct Loan Program, five (5) for the 6% Loan Program, three (3) for CAHAT, and one (1) home improvement. The total required funding is \$2,287,500.

One (1) loan was pre-approved for \$196,000; One (1) was approved for \$40,000; and two (2) loans were closed for a total of \$105,250 for the month of March.

Eleven (11) First Time Homeowners Assistance grants totaling \$107,800 were approved with one (1) in process for the month.

ACCOUNTING DIVISION MONTHLY REPORT

MARCH 2026

Month	FY 2026	FY 2025	Difference	Variance
Revenues	\$ 199,858.81	\$ 239,210.22	\$ (502,701.00)	-71.55%
Expenses	\$ 304,065.87	\$ 437,102.55	\$ 44,238.76	17.03%
Change in net position	\$ (104,207.06)	\$ (197,892.33)	\$ (546,939.76)	-123.54%

Year to Date	FY 2026	FY 2025	Difference	Variance
Revenues	\$ 1,074,654.70	\$1,873,393.32	\$(559,528.40)	-34.24%
Expenses	\$ 1,607,379.12	\$1,789,061.31	\$ 255,420.36	18.89%
Change in net position	\$ (532,724.42)	\$ 84,332.01	\$(814,948.76)	-288.76%

Revenues for the month and year-to-date decreased by 11% and 31% respectively compared to the previous fiscal year, primarily attributed to non-recurring items from the prior year, specifically the \$500K received in Feb-2025 for the FTHAP and a \$63K gain from the sale of a foreclosed property in Santa Rita in Jan-2025. Other contributing factors include: 1) Interest on loans receivable decreased due to a lower loan portfolio balance; 2) Rental income decreased due to an increase in vacancies; and 3) Interest on bank deposit decreased following a reduction in interest rate for TCDs.

Expenses for the month decreased by 18% due to the 21 grants disbursed in Mar-2026 compared to 7 grants disbursed in Mar-2025. Expenses year-to-date increased by 10% compared to the previous fiscal year. This growth is driven by: 1) Fiduciary expense increased: 27 grants were disbursed as of Mar-2026, compared to 21 grants as of Mar-2025; 2) Retirement & Medicare contributions increased due to a higher government contribution rate; 3) Contractual services increased due to lawn maintenance services at Lada Gardens and higher license fees for the loan forms software; and 4) Emergency Housing increased: 5 families were placed in our units as of Mar-2026 costing \$11K, compared to 3 families placed as of Mar-2025 costing \$5K.

	FY 2026	FY 2025
Delinquency – Housing	7.51%	9.28%
Delinquency – Rental	6.14%	6.06%
Vacancy rate based on dollar amount	31.33%	27.88%

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

RENTAL DIVISION MONTHLY REPORTS

MARCH 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	0	3	7	1
4 Bedroom	3	7	3	4
TOTAL VACANCIES LADA GARDENS				35

***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	0	1	0	0
TOTAL VACANCIES SAGAN LINAHYAN				3

***Note: 1 unit is awaiting funding for renovation.**

VACANCY RENT LOSS REVENUE

Lada Gardens	No. of Vacant Units (NON-PHASE II)	Rent Loss (NON-PHASE II)	No. of Units (PHASE II)	Rent Loss (PHASE II)
2 Bedroom	1	\$1,300.00	6	\$3,600.00
3 Bedroom	4	\$3,719.98	7	\$4,550.00
4 Bedroom	14	\$13,381.44	3	\$2,175.00
VACANCY RENT LOSS LADA GARDENS:		\$18,401.42		\$10,325.00

Sagan Linahyan	No. of Vacant Units	Rent Loss
2 Bedroom	1	\$1,300.00
3 Bedroom	1	\$1,900.00
4 Bedroom	1	\$2,350.00
VACANCY RENT LOSS SAGAN LINAHYAN:		\$5,550.00

TOTAL VACANCIES FOR MARCH 2026	\$34,276.42
TOTAL VACANCIES FOR MARCH 2026 LESS PHASE II	\$23,951.42

HOMELESS/EMERGENCY HOUSING

Homeless/Emergency Housing	3
----------------------------	---

PROSPECTIVE TENANT/WAIT LIST

	Wait List (Subsidized) (Renovated)	Wait List (Unsubsidized) (Non-Renovated)	Prospective Tenant Inquiries (Subsidized)	Prospective Tenant Inquiries (Unsubsidized)
1 Bedroom	0	0	0	0
2 Bedrooms	4	9	4	11
3 Bedrooms	1	8	0	12
4 Bedrooms	0	3	0	6

LOAN DIVISION MONTHLY REPORTS

MARCH 2026

PREQUALIFICATION INTERVIEWS

Number of Interviews	13
Average Loan Amount	\$233,714

PROSPECTIVE LOAN APPLICATIONS

Number of Applicants	12
Direct Loan Program	3
6% Loan Program	5
CAHAT	3
Home Improvement	1
Total Required Funding	\$2,287,500

LOAN PRE-APPROVALS

Number of Loans	1
Total Pre-Approved	\$196,000

LOAN APPROVALS

Number of Loans	1
Total Approved	\$40,000

LOANS CLOSED

Number of Loans	2
Total Amount Closed	\$105,250

AVAILABLE FUNDING

Direct Loan Program	\$3,305,284
6% Loan Program	\$2,470,908
CAHAT	\$146,087
FTHAP (Escheated, ARPA, FY2025 Supplemental Budget)	\$79,854
Hazard Mitigation	\$163,225

FIRST TIME HOMEOWNERS ASSISTANCE PROGRAM (FTHAP)

Number of Approvals	11
Total Amount	\$107,800
Number in Process	1
Amount Required	\$9,200

A total of \$7,265,180.34 has been disbursed under the program as of March 31, 2026. The total amount of activities associated with the grant proceeds is \$183,080,756.27.

LOAN PORTFOLIO

Number of Loans	286
Principal	\$23,637,472.07
Paid In Full Loans	1

MORTGAGE LOAN RECEIVABLES

Sixty Days Category	3
Principal Balance	\$431,609.73
Ninety Days Category	1
Principal Balance	\$46,591.13
120 Days and over	2
Principal Balance	\$163,120.25
Referred to Legal	0
Principal Balance	\$0.00

ACTION ON DELINQUENT ACCOUNTS 60 DAYS AND OVER

Sixty Days:	
Telephone Calls	2
Letters/Emails Sent	5
Office Visits	6
Field Visits	0
Ninety Days:	
Telephone Calls	3
Letters/Emails Sent	2
Office Visits	1
Field Visits	0

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

OREOS

1. GHC foreclosed on the Munoz property in Dededo on February 28, 2025 in the amount of \$40,227.68. The Deed Upon Power of Sale was filed on March 17, 2025. GHC awaits payment from CLTC upon approval of commissioners. GHC has requested a meeting with CLTC to discuss the reason for the delayed payment to GHC.
2. GHC foreclosed on the Alokoa property in Yona on June 9, 2025 in the amount of \$203,100.00. The Deed Upon Power of Sale was filed on June 17, 2025. Letter dated July 31, 2025 was given to Co-Borrower to vacate within 15 days.

Inspection on the property was made on February 18, 2026 and it was confirmed that the former co-borrower and her family have moved out.

In the interim, GHC maintenance has begun removal of all personal property on the premises with the property being made available to show interested parties as requests are received.

An offer to purchase this property was received in the amount of \$320,000. The offer has been accepted by the President. Applicants' loan file is submitted for \$420,000.00 to board for approval for the purpose to purchase property "as is" condition, repair costs, and debt consolidation.

APPENDIX

Guam Housing Corporation
March 2026
Financial Summary

Financial Highlights

Month	2026	2025	Difference	Variance
Revenues	214,024.57	239,210.22	\$ (25,185.65)	-10.53%
Expenses	360,284.86	437,102.55	(76,817.69)	-17.57%
Change in net position	(146,260.29)	(197,892.33)	51,632.04	26.09%

Year to Date	2026	2025	Difference	Variance
Revenues	1,288,679.27	1,873,393.32	(584,714.05)	-31.21%
Expenses	1,967,663.98	1,789,061.31	178,602.67	9.98%
Change in net position	(678,984.71)	84,332.01	(763,316.72)	-905.13%

Revenues for the month and year-to-date decreased by 11% & 31% respectively compared to the previous fiscal year. This decline is primarily attributed to non-recurring items from the prior year, specifically the \$500K received in Feb-2025 for the FTHAP and a \$63K gain from the sale of a foreclosed property in Santa Rita in Jan-2025.

Other contributing factors include: 1) Interest on loan receivable decreased due a lower loan portfolio balance); 2) Rental income decreased due to an increase in vacancies); and 3) Interest income on bank deposit decreased following a reduction in interest rate for TCDs.

Expenses for the month decreased by 18% due to the 21 grants that were disbursed in Mar-2025 compared to 7 grants disbursed in Mar-2026. Expenses year-to-date increased by 10% compared to previous fiscal year. This growth is driven by:

- 1) Fiduciary expense increased: 27 grants were disbursed as of Mar-2026, compared to 21 grants as of Mar-2025;
- 2) Retirement and Medicare contributions increased due to a higher government contribution rate; 3) Contractual services increased due to lawn maintenance services at Lada Gardens and higher license fees for the loan forms software; and 4) Emergency Housing increased: 5 families were placed in our units as of Mar-2026 costing \$11K, compared to 3 families placed as of Mar-2025 costing \$5K.

Specific Budget Concerns

	Mar-26 Budget	Actual	Favorable/ (Unfavorable)
Loan Origination Fees	31,800.00	26,065.66	(5,734.34)
Budgeted to \$3.2M for new loans, as of Mar-2026 only 4 loans totaling \$728K has been closed.			
First Time Homeowner's Assistant Program Expense	250,000.02	293,312.25	(43,312.23)
Budgeted to disburse \$500K for the FTHAP Monthly budget = \$500,000 /12 = \$41,666.67 * 6 = \$250,000. As of Mar-2026 \$293K was disbursed.			
Gain on sale of assets	100,000.02	0.00	(100,000.02)
Budgeted a gain on the sale of the Yona property. Sale of property was on hold due to litigation for the 1st quarter of FY 2026. GHC is now accepting offers as of Feb-2026			
Other Income	708,100.08	27,863.89	(680,236.19)
\$1,400,000 was budgeted from ARP funds for rental renovations As of Mar-2026 \$0 was disbursed for FY 2026 Also budgeted \$41,000 for a Title Insurance Claim for a Chamorro Land Trust Property. As of Mar-2026 \$0 was received.			

Portfolio At-A-Glance

Portfolio Balance

SRF (Direct)

R5 (Revolving Loan Fund)

Subtotal GHC

Hazard Mitigation

CAHAT

Down Pmt (Not included when calculating delinquency)

Total

March 2026	
	Principal Balance
104	10,696,200.64
98	10,977,044.78
202	21,673,245.42
0	0.00
74	1,853,912.68
10	110,313.97
84	1,964,226.65
286	23,637,472.07

March 2025	
	Principal Balance
106	11,277,547.48
103	11,417,859.23
209	22,695,406.71
0	0.00
75	1,814,993.81
10	110,730.62
85	1,925,724.43
294	24,621,131.14

Delinquency - Housing

Current delinquency (GHC portfolio only)

30 to 59 days delinquent

60 to 89 days delinquent

90 days to 119 days

120 days & over

Total Delinquent

Referred to Legal

Total Delinquent & referred to legal

Current delinquency (HM & CAHAT)

30 to 59 days delinquent

60 to 89 days delinquent

90 days to 119 days

120 days & over

Total Delinquent

Referred to Legal

Total Delinquent & referred to legal

Total Delinquency (Does not include Down Payment Loans)

30 to 59 days delinquent

60 to 89 days delinquent

90 days to 119 days

120 days & over

Total Delinquent

Referred to Legal

Total Delinquent & referred to legal

Fiscal Year 2026		
No. of loans	%	Principal Balance
8	5.2250%	1,125,522.03
3	2.0037%	431,609.73
1	0.2163%	46,591.13
0	0.0000%	0.00
12	7.4449%	1,603,722.89
1	0.6096%	132,126.82
13	8.0092%	1,735,849.71
0	%	0.00
0	0.0000%	0.00
0	0.0000%	0.00
1	1.6718%	30,993.43
1	1.6718%	30,993.43
0	0.0000%	0.00
1	1.6718%	30,993.43
8	4.8109%	1,125,522.03
3	1.8449%	431,609.73
1	0.1991%	46,591.13
1	0.1325%	30,993.43
13	6.9875%	1,634,716.32
1	0.5616%	132,126.82
14	7.5098%	1,766,843.14

Fiscal Year 2025		
No. of loans	%	Principal Balance
9	6.692%	1,485,467.79
3	1.312%	291,329.70
0	0.000%	0.00
0	0.000%	0.00
12	8.004%	1,776,797.49
3	2.188%	496,628.45
15	10.017%	2,273,425.94
0	%	0.00
0	0.000%	0.00
0	0.000%	0.00
1	0.006%	111.51
1	0.006%	111.51
0	0.000%	0.00
1	0.006%	111.51
9	6.186%	1,485,467.79
3	1.213%	291,329.70
0	0.000%	0.00
1	0.000%	111.51
13	7.400%	1,776,909.00
3	2.026%	496,628.45
16	9.276%	2,273,537.45

	FY 2025	FY 2024	Difference
Rental Income	834,073.40	835,711.26	(1,637.86)
Vacancy	(260,927.93)	(232,967.65)	(27,960.28)
Total	573,145.47	602,743.61	(29,598.14)
 Vacancy Rate	 31.28%	 27.88%	 3.40700%
 Current years delinquency - Tenants	 6.14%	 6.06%	 0.08%

Tenant Accounts Receivables	FY 2026		FY 2025		Difference
	No. of Tenants	Amount	No. of Tenants	Amount	
Lada	40	35,495.51	44	37,321.97	(1,826.46)
As-Atdas	1	1,520.00	2	550.00	970.00
Sagan	3	2,416.00	3	775.00	1,641.00
Total	44	39,431.51	49	38,646.97	784.54

Tenant Accounts Receivables	No. of Unit	Lada	No. of Unit	As Atdas	No. of Unit	Sagan	No. of Unit	Total
Former Tenants FY 2026	4	5,110.29	1	1,520.00	1	10.00	6	6,640.29
Subtotal Former Tenants	4	5,110.29	1	1,520.00	1	10.00	6	6,640.29
Active Tenants								
1 month due	21	6,270.52			1	1,196.00	22	7,466.52
2 months due	6	4,734.43					6	4,734.43
3 months due	4	6,845.00			1	1,210.00	5	8,055.00
4 months due	2	3,180.25					2	3,180.25
5 months due	1	3,215.00					1	3,215.00
8 months due	1	4,620.02					1	4,620.02
9 months due	1	1,520.00					1	1,520.00
							0	0.00
Total Active Tenants	36	30,385.22	0	-	2	2,406.00	38	32,791.22
Total	40	35,495.51	1	1,520.00	3	2,416.00	44	39,431.51
	0	0.00	0	0.00	0	0.00	0	0.00

Vacancy for the month of March 2026								
	No. of Unit	Lada	No. of Unit	As-Atdas	No. of Unit	Sagan	No. of Unit	Amount
1 bedroom							0	-
2 bedroom	7	4,900.00			1	1,300.00	8	6,200.00
3 bedroom	11	8,269.98			1	1,900.00	12	10,169.98
4 bedroom	17	15,556.44			1	2,350.00	18	17,906.44
Total Vacancy for March 2026	35	28,726.42	0	0.00	3	5,550.00	38	34,276.42
	38	34,276.42						

Note: Two new tenants moved in Lada 4 bdrms both on 3/4/2026 leaving 36 units vacant at the end of the month.
Of the 23 renovated units completed on 3/07/2023, 2 units was vacant as of 3/31/2026.

Homeless for the month of March 2026						
	No. of Unit	Lada	No. of Unit	As Atdas	No. of Unit	Sagan
1 bedroom						
2 bedroom						
3 bedroom						
4 bedroom						
Total	0	0.00	0	0.00	0	0.00
Total Homeless for March 2026	0	0.00				

Guam Housing Corporation

Statement of Net Position

As of 3/31/2026

	Current Year	Prior Year
Assets and Deferred Outflows of Resources		
Unrestricted Assets		
Cash and cash equivalents	5,248,730.80	5,612,332.70
Self-insurance fund	1,084,665.27	1,042,774.19
Loans receivable	21,673,245.42	22,695,406.71
Allowance for loan losses	(473,886.39)	(500,702.45)
Tenant & inter receivable, net	9,867.62	24,561.51
Other receivables	40.00	(5,105.86)
Accrued interest receivable	72,120.89	73,049.03
Prepaid expenses and other	108,474.80	100,419.49
Foreclosed assets held for resale	241,320.94	39,841.29
Total Unrestricted Assets	27,964,579.35	29,082,576.61
Restricted Assets		
Cash and cash equivalents	3,594,062.81	4,822,322.56
Investments with trustee	130,947.71	164,022.31
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	1,964,226.65	1,925,724.43
Receivable from GHURA	1,495,587.92	0.00
Total Restricted Assets	7,184,825.09	6,912,069.30
Capital assets, net		
Depreciable property, plant and equipment	3,378,806.88	3,569,267.64
Non-depreciable property, plant and equipment	2,934,227.47	2,934,227.47
Total Capital assets, net	6,313,034.35	6,503,495.11
Deferred outflows of resources	2,411,217.00	2,657,741.00
Total Assets and Deferred Outflows of Resources	43,873,655.79	45,155,882.02
Liabilities		
Payable from unrestricted assets		
Accounts payable and accrued expenses	180,056.89	147,272.09
Security deposits	67,756.79	61,480.80
Deposit by borrowers	19,424.97	48,274.19
Accrued compensated absences	262,148.15	264,560.75
Unearned revenue	71,504.03	74,753.33
Due to fiduciary fund	27,808.96	20,513.44
Total Payable from unrestricted assets	628,699.79	616,854.60
Payable from restricted assets		
Accounts payable	1,506,166.42	1,520,385.71
Bonds payable	1,870,000.00	2,155,000.00
Accrued interest payable	8,960.42	10,326.04
Loans held in trust	0.00	0.00
Rebate liability	98,335.56	97,573.16
Total Payable from restricted assets	3,483,462.40	3,783,284.91
Net pension & OPEB liability	10,672,278.00	11,265,853.00
Total Liabilities	14,784,440.19	15,665,992.51
Deferred inflows of resources - pension	2,577,734.00	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	14,301,461.92	15,638,163.50
Total Net Position	26,511,481.60	27,065,425.51
Total Net position	26,511,481.60	27,065,425.51
Total liabilities, deferred inflows and net position	43,873,655.79	45,155,882.02

Guam Housing Corporation

Statement of Net Position

As of 3/31/2026

	Housing Division	Rental Division	Total
Assets and Deferred Outflows of Resources			
Unrestricted Assets			
Cash and cash equivalents	4,440,175.78	808,555.02	5,248,730.80
Self-insurance fund	0.00	1,084,665.27	1,084,665.27
Loans receivable	21,673,245.42	0.00	21,673,245.42
Allowance for loan losses	(473,886.39)	0.00	(473,886.39)
Tenant & inter receivable, net	1,175,132.26	(1,165,264.64)	9,867.62
Other receivables	40.00	0.00	40.00
Accrued interest receivable	51,388.68	20,732.21	72,120.89
Prepaid expenses and other	26,704.36	81,770.44	108,474.80
Foreclosed assets held for resale	241,320.94	0.00	241,320.94
Total Unrestricted Assets	27,134,121.05	830,458.30	27,964,579.35
Restricted Assets			
Cash and cash equivalents	3,583,484.31	10,578.50	3,594,062.81
Investments with trustee	130,947.71	0.00	130,947.71
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	1,964,226.65	0.00	1,964,226.65
Receivable from GHURA	0.00	1,495,587.92	1,495,587.92
Total Restricted Assets	5,678,658.67	1,506,166.42	7,184,825.09
Capital assets, net			
Depreciable property, plant and equipment	34,082.58	3,344,724.30	3,378,806.88
Non-depreciable property, plant and equipment	0.00	2,934,227.47	2,934,227.47
Total Capital assets, net	34,082.58	6,278,951.77	6,313,034.35
Deferred outflows of resources	1,336,669.00	1,074,548.00	2,411,217.00
Total Assets and Deferred Outflows of Resources	34,183,531.30	9,690,124.49	43,873,655.79
Liabilities			
Payable from unrestricted assets			
Accounts payable and accrued expenses	119,547.71	60,509.18	180,056.89
Security deposits	0.00	67,756.79	67,756.79
Deposit by borrowers	19,424.97	0.00	19,424.97
Accrued compensated absences	133,866.08	128,282.07	262,148.15
Unearned revenue	52,815.17	18,688.86	71,504.03
Due to fiduciary fund	27,808.96	0.00	27,808.96
Total Payable from unrestricted assets	353,462.89	275,236.90	628,699.79
Payable from restricted assets			
Accounts payable	0.00	1,506,166.42	1,506,166.42
Bonds payable	1,870,000.00	0.00	1,870,000.00
Accrued interest payable	8,960.42	0.00	8,960.42
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	1,977,295.98	1,506,166.42	3,483,462.40
Net pension & OPEB liability	5,944,920.00	4,727,358.00	10,672,278.00
Total Liabilities	8,275,678.87	6,508,761.32	14,784,440.19
Deferred inflows of resources - pension	1,413,337.00	1,164,397.00	2,577,734.00
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	18,676,916.16	(4,375,454.24)	14,301,461.92
Total Net Position	24,494,515.43	2,016,966.17	26,511,481.60
Total Net position	24,494,515.43	2,016,966.17	26,511,481.60
Total liabilities, deferred inflows and net position	34,183,531.30	9,690,124.49	43,873,655.79

Guam Housing Corporation
Statement of Revenues, Expenses and Changes in Net Position
From 3/1/2026 Through 3/31/2026

	Current Period Actual	Prior Year Current Period Actual
Operating Revenues:		
Interest on loans receivable	93,811.32	106,536.17
Loan origination fees/cost, net	(1,117.49)	(1,280.66)
Rental Income	92,805.58	99,741.26
Interest on investments held by bond trustees	1,173.39	(4,226.87)
Late fees, service fees & return check fees	2,806.11	3,330.11
Interest income on bank deposits	13,601.56	15,401.17
Administrative Fee	6,940.00	19,273.26
Other Income	4,004.10	435.78
Total Operating Revenues:	214,024.57	239,210.22
Operating Expenses:		
Interest expense MRB	8,960.41	10,326.02
Salaries	125,964.91	117,829.68
Retirement & medicare contributions	43,487.04	36,502.17
Retiree supplemental, cola & health benefits	22,375.55	22,645.49
Fiduciary Expense	79,161.67	176,708.03
Depreciation	19,671.83	19,481.44
Contractual services	3,207.86	4,900.99
Professional services	7,735.70	6,608.00
Rent	11,871.27	10,865.52
Other	10,548.06	8,075.37
Employee benefits, other than retirement	19,474.69	18,308.98
Maintenance	4,655.87	3,424.86
Bond trustee fees	2,970.00	1,226.00
Directors' fees	200.00	200.00
Total Operating Expenses:	360,284.86	437,102.55
Change in net position	(146,260.29)	(197,892.33)
Total net position at beginning of month	26,657,741.89	27,263,317.84
Net position at end of year	26,511,481.60	27,065,425.51

Guam Housing Corporation
Statement of Revenues, Expenses and Changes in Net Position
From 3/1/2026 Through 3/31/2026

	Housing Division	Rental Division	Total
Operating Revenues:			
Interest on loans receivable	93,811.32	0.00	93,811.32
Loan origination fees/cost, net	(1,117.49)	0.00	(1,117.49)
Rental Income	0.00	92,805.58	92,805.58
Interest on investments held by bond trustees	1,173.39	0.00	1,173.39
Late fees, service fees & return check fees	2,356.11	450.00	2,806.11
Interest income on bank deposits	10,413.32	3,188.24	13,601.56
Administrative Fee	6,940.00	0.00	6,940.00
Funds received for fiduciary accounts	0.00	0.00	0.00
Other income	1,010.00	2,994.10	4,004.10
Gain/(loss) on sale of assets	0.00	0.00	0.00
Total Operating Revenues:	114,586.65	99,437.92	214,024.57
Operating Expenses:			
Interest expense MRB	8,960.41	0.00	8,960.41
Salaries	68,742.13	57,222.78	125,964.91
Bad debts and provision for loan losses	0.00	0.00	0.00
Retirement & Medicare Contributions	24,457.72	19,029.32	43,487.04
Retiree supplemental, cola & health benefits	11,477.46	10,898.09	22,375.55
Fiduciary Expense	76,340.00	2,821.67	79,161.67
Depreciation	811.12	18,860.71	19,671.83
Contractual services	1,935.97	1,271.89	3,207.86
Professional services	6,461.70	1,274.00	7,735.70
Rent	11,871.27	0.00	11,871.27
Other	1,992.80	8,555.26	10,548.06
Employee benefits, other than retirement	8,218.34	11,256.35	19,474.69
Maintenance	0.00	4,655.87	4,655.87
Bond trustee fees	2,970.00	0.00	2,970.00
Directors' fees	200.00	0.00	200.00
Loss on impaired assets	0.00	0.00	0.00
Total Operating Expenses:	224,438.92	135,845.94	360,284.86
Change in net position	(109,852.27)	(36,408.02)	(146,260.29)
Total net position at beginning of year	24,604,367.70	2,053,374.19	26,657,741.89
Total net position of end of year	24,494,515.43	2,016,966.17	26,511,481.60

Guam Housing Corporation
Statement of Revenues, Expenses and Changes in Net Position
From 10/1/2025 Through 3/31/2026

	Current Period Actual	Prior Year Current Period Actual
Operating Revenues:		
Interest on loans receivable	544,058.33	578,504.20
Loan origination fees/cost, net	18,670.15	(2,362.92)
Rental Income	573,145.47	602,743.61
Interest on investments held by bond trustees	2,449.21	(805.29)
Late fees, service fees & return check fees	14,576.83	15,250.54
Interest income on bank deposits	81,250.64	93,702.45
Administrative Fee	26,664.75	20,273.26
Funds received for fiduciary accounts	0.00	500,000.00
Other income	27,863.89	3,169.08
Gain/(loss) on sale of assets	0.00	62,918.39
Total Operating Revenues:	1,288,679.27	1,873,393.32
Operating Expenses:		
Interest expense MRB	57,236.46	65,190.62
Salaries	746,524.44	754,648.93
Retirement & Medicare Contributions	254,832.68	233,636.43
Retiree supplemental, cola & health benefits	131,283.98	132,730.00
Fiduciary Expense	313,089.51	176,958.02
Depreciation	118,030.98	107,471.94
Contractual services	44,454.31	33,369.71
Professional services	41,089.47	42,460.40
Rent	66,198.87	65,193.12
Other	42,758.28	29,066.39
Employee benefits, other than retirement	111,145.12	116,557.33
Maintenance	30,975.88	23,322.42
Bond trustee fees	8,994.00	7,356.00
Directors' fees	1,050.00	1,100.00
Total Operating Expenses:	1,967,663.98	1,789,061.31
Change in net position	(678,984.71)	84,332.01
Total net position at beginning of year	27,190,466.31	26,981,093.50
 Total net position of end of year	 26,511,481.60	 27,065,425.51

Guam Housing Corporation
Statement of Revenues, Expenses and Changes in Net Position
From 10/1/2025 Through 3/31/2026

	Housing Division	Rental Division	Total
Operating Revenues:			
Interest on loans receivable	544,058.33	0.00	544,058.33
Loan origination fees/cost, net	18,670.15	0.00	18,670.15
Rental Income	0.00	573,145.47	573,145.47
Interest on investments held by bond trustees	2,449.21	0.00	2,449.21
Late fees, service fees & return check fees	12,116.83	2,460.00	14,576.83
Interest income on bank deposits	60,739.47	20,511.17	81,250.64
Administrative Fee	26,664.75	0.00	26,664.75
Funds received for fiduciary accounts	0.00	0.00	0.00
Other income	7,504.19	20,359.70	27,863.89
Gain/(loss) on sale of assets	0.00	0.00	0.00
Total Operating Revenues:	672,202.93	616,476.34	1,288,679.27
Operating Expenses:			
Interest expense MRB	57,236.46	0.00	57,236.46
Salaries	425,914.77	320,609.67	746,524.44
Bad debts and provision for loan losses	0.00	0.00	0.00
Retirement & Medicare Contributions	149,015.15	105,817.53	254,832.68
Retiree supplemental, cola & health benefits	65,910.86	65,373.12	131,283.98
Fiduciary Expense	293,562.24	19,527.27	313,089.51
Depreciation	4,866.72	113,164.26	118,030.98
Contractual services	26,169.40	18,284.91	44,454.31
Professional services	32,704.34	8,385.13	41,089.47
Rent	66,198.87	0.00	66,198.87
Other	12,028.05	30,730.23	42,758.28
Employee benefits, other than retirement	51,489.64	59,655.48	111,145.12
Maintenance	0.00	30,975.88	30,975.88
Bond trustee fees	8,994.00	0.00	8,994.00
Directors' fees	1,050.00	0.00	1,050.00
Loss on impaired assets	0.00	0.00	0.00
Total Operating Expenses:	1,195,140.50	772,523.48	1,967,663.98
Change in net position	(522,937.57)	(156,047.14)	(678,984.71)
Total net position at beginning of year	25,017,453.00	2,173,013.31	27,190,466.31
Total net position of end of year	24,494,515.43	2,016,966.17	26,511,481.60

Guam Housing Corporation
Budget vs Actual
From 10/1/2025 Through 3/31/2026

	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	518,700.00	544,058.33	25,358.33	4.8800%	493,341.67
Rental Income	1,107,197.00	553,598.52	573,145.47	19,546.95	3.5300%	534,051.53
Interest on investments held by bond trustees	0.00	0.00	2,449.21	2,449.21	0.0000%	(2,449.21)
Loan origination fees	63,600.00	31,800.00	26,065.66	(5,734.34)	(18.0300%)	37,534.34
Funds received for Fiduciary Accounts & Administrative Fee	50,000.00	25,000.02	26,664.75	1,664.73	6.6500%	23,335.25
Late fees, service fees & return check fees	18,500.00	9,249.96	14,576.83	5,326.87	57.5800%	3,923.17
Total Operating Revenues:	2,276,697.00	1,138,348.50	1,186,960.25	48,611.75	4.2704%	1,089,736.75
Operating Expenses:						
Interest expense MRB	111,000.00	55,500.00	57,236.46	(1,736.46)	3.1200%	53,763.54
Salaries	1,572,707.00	786,353.52	746,524.44	39,829.08	(5.0600%)	826,182.56
Bad debts and provision for loan losses	65,000.00	32,499.96	0.00	32,499.96	(100.0000%)	65,000.00
Retirement contributions	562,901.00	281,450.52	257,317.29	24,133.23	(8.5700%)	305,583.71
Retiree supplemental, cola & health benefits	294,834.00	147,417.00	131,283.98	16,133.02	(10.9400%)	163,550.02
First Time Homeowner's Assistance Program	500,000.00	250,000.02	293,312.25	(43,312.23)	17.3200%	206,687.75
Depreciation	330,531.00	165,265.44	118,030.98	47,234.46	(28.5800%)	212,500.02
Contractual services	205,322.00	102,661.08	44,454.31	58,206.77	(56.6900%)	160,867.69
Professional services	120,400.00	60,199.98	41,089.47	19,110.51	(31.7400%)	79,310.53
Rent	165,156.00	82,578.00	66,198.87	16,379.13	(19.8300%)	98,957.13
Other	120,350.00	60,175.02	62,535.54	(2,360.52)	3.9200%	57,814.46
Loan origination costs	18,000.00	9,000.00	7,395.51	1,604.49	(17.8200%)	10,604.49
Employee benefits, other than retirement	270,500.00	135,250.08	108,660.51	26,589.57	(19.6500%)	161,839.49
Maintenance	130,300.00	65,149.92	30,975.88	34,174.04	(52.4500%)	99,324.12
Bond trustee fees	18,100.00	9,049.98	8,994.00	55.98	(0.6100%)	9,106.00
Directors' fees	4,200.00	2,100.00	1,050.00	1,050.00	(50.0000%)	3,150.00
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	2,244,650.52	1,975,059.49	269,591.03	(12.0104%)	2,514,241.51
Non-operating Revenue (Expenses)						
Interest income on bank deposits	157,000.00	78,500.04	81,250.64	2,750.60	3.5000%	75,749.36
Gain/(loss) on sale of assets	200,000.00	100,000.02	0.00	(100,000.02)	(100.0000%)	200,000.00
Other income	1,416,200.00	708,100.08	27,863.89	(680,236.19)	(96.0600%)	1,388,336.11
Total Non-operating Revenue (Expenses)	1,773,200.00	886,600.14	109,114.53	(777,485.61)	(87.6929%)	1,664,085.47
Change in net position	(439,404.00)	(219,701.88)	(678,984.71)	(459,282.83)	209.0400%	239,580.71

Guam Housing Corporation

Statement of Cash Flows

As of 3/31/2026

	Housing Division	Rental Division	Total
Cash Flows from Operating Activities			
Net Gain (Loss)	(522,937.57)	(156,047.14)	(678,984.71)
Depreciation less disposal of assets	4,866.72	113,164.26	118,030.98
(Increase) decrease in accrued interest and others	11,935.61	(2,799.10)	9,136.51
(Increase) decrease in prepaid expenses and others	(25,411.30)	(6,300.14)	(31,711.44)
Increase (decrease) in accrued pension costs	0.00	0.00	0.00
Increase (decrease) in other liabilities	19,429.07	40,366.33	59,795.40
Increase (decrease) in deposits by borrowers	(3,256.82)	8,852.67	5,595.85
Increase (decrease) in loans held in trust	0.00	0.00	0.00
Total Cash Flows from Operating Activities	(515,374.29)	(2,763.12)	(518,137.41)
Cash Flows from Investing Activities			
Net (increase) decrease in loans receivables	56,968.50	0.00	56,968.50
Net (increase) decrease in other receivables	(51,452.87)	(1,241.45)	(52,694.32)
(Cost) sale of foreclosed houses	0.00	0.00	0.00
(Purchase) disposal of property and equipment	0.00	0.00	0.00
(Purchase) sale of investment securities	30,967.89	0.00	30,967.89
Total Cash Flows from Investing Activities	36,483.52	(1,241.45)	35,242.07
Cash Flows from Financing Activities			
Repayment of bonds payable	(145,000.00)	0.00	(145,000.00)
Accrued interest on bonds payable	(694.79)	0.00	(694.79)
Accrued rebate liability	762.40	0.00	762.40
Total Cash Flows from Financing Activities	(144,932.39)	0.00	(144,932.39)
Net increase (decrease) in cash	(623,823.16)	(4,004.57)	(627,827.73)
Cash at beginning of year	8,647,483.25	1,907,803.36	10,555,286.61
Cash at end of year	8,023,660.09	1,903,798.79	9,927,458.88

Guam Housing Corporation
Statement of Fiduciary Net Position
As of 3/31/2026

	<u>Current Year</u>	<u>Prior Year</u>
Assets		
Cash & Receivable		
Cash	235,798.74	104,800.34
Loan receivable	0.00	0.00
Investments	165,000.00	322,000.00
AR due from fiduciary	27,808.96	17,289.40
Accrued interest receivable	0.00	0.00
Total Cash & Receivable	<u>428,607.70</u>	<u>444,089.74</u>
Total Assets	<u><u>428,607.70</u></u>	<u><u>444,089.74</u></u>
Liabilities		
Payable		
Accounts payable	0.00	0.00
Trust fund	0.00	0.00
Due to fiduciary fund	<u>0.00</u>	<u>0.00</u>
Total Payable	<u>0.00</u>	<u>0.00</u>
Total Liabilities	<u><u>0.00</u></u>	<u><u>0.00</u></u>
Net position		
Restricted for lending activities	<u>428,607.70</u>	<u>444,089.74</u>
Total Net position	<u><u>428,607.70</u></u>	<u><u>444,089.74</u></u>
Total liabilities and net position	<u><u>428,607.70</u></u>	<u><u>444,089.74</u></u>

Guam Housing Corporation
Statement of Changes in Fiduciary Net Position
From 3/1/2026 Through 3/31/2026

	Current Period Actual	Prior Year Current Period Actual
Additions		
Deposit by borrowers	34,381.10	28,240.28
Total Additions	<u>34,381.10</u>	<u>28,240.28</u>
Deductions		
Tax & insurance premiums paid	21,764.17	16,026.27
Total Deductions	<u>21,764.17</u>	<u>16,026.27</u>
Change in net position	12,616.93	12,214.01
Beginning balance of fiduciary net position	415,990.77	431,875.73
Ending balance of fiduciary net position	<u><u>428,607.70</u></u>	<u><u>444,089.74</u></u>

Guam Housing Corporation
Statement of Changes in Fiduciary Net Position
From 10/1/2025 Through 3/31/2026

	Current Period Actual	Prior Year Current Period Actual
Additions		
Deposit by borrowers	165,240.45	158,216.49
Interest Income	0.00	0.00
Miscellaneous	0.00	0.00
Total Additions	<u>165,240.45</u>	<u>158,216.49</u>
Deductions		
Tax & insurance premiums paid	179,317.12	210,695.16
Administrative expense	0.00	0.00
Miscellaneous	0.00	0.00
Total Deductions	<u>179,317.12</u>	<u>210,695.16</u>
Change in net position	(14,076.67)	(52,478.67)
Beginning balance of fiduciary net position	<u>442,684.37</u>	<u>496,568.41</u>
Ending balance of fiduciary net position	<u><u>428,607.70</u></u>	<u><u>444,089.74</u></u>

	Mar-25	Mar-26
# of units (inventory)		
Lada + FEMA in Sagan Linahyan	114	114
As-Atdas	24	24
Sagan Linahyan	10	10
Total units on hand	148	148
# of vacant units at EOM		
Lada	27	33
As-Atdas	18	0
Sagan Linahyan	1	3
Total vacant units	46	36
# of Homeless/Emergency Housing		
Lada	1	2
As-Atdas	0	0
Sagan Linahyan	1	1
Total Homeless/Emergency Housing	2	3
Vacancy rate based on EOM	31%	24%
Delinquency rate	9.01%	6.14%
# of units for major repairs		
Lada/Sagan (STAFF) (minor repairs)	6	5
Lada (CONTRACTOR)	24	16
As-Atdas (CONTRACTOR)	19	24
As-Atdas (STAFF)	0	0
Sagan Linahyan (CONTRACTOR)	2	1
Subtotal Staff (minor)	5	5



	Mar-25	Mar-26
Subtotal Contractor (major)	45	41
Total units for major/minor repair	50	46

Waiting list	Mar-25	Mar-26
1 Bedroom	0	0
2 Bedroom	7	7
3 Bedroom	3	6
4 Bedroom	3	3
Total waiting list	13	16

Work Orders	Mar-25	Mar-26
# carryover not resolved		
Lada	605	612
As-Atdas	0	0
Sagan Linayan	3	1
# of work orders not resolved	608	613

# of work orders requests	Mar-25	Mar-26
Lada	40	26
As-Atdas	1	3
Sagan Linayan	5	1
Total work order requests	46	30

Work Orders	Mar-25	Mar-26
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	Mar-25	Mar-26
# duplicate/canceled		
Lada	0	0
As-Atdas	0	0
Sagan Linayan	0	0
# of work orders not resolved	0	0
# of work orders closed	Mar-25	Mar-26
Lada	31	19
As-Atdas	3	0
Sagan Linayan	2	0
GHC Foreclosure(s)	0	0
GHC ITC office/Maint/Admin	0	0
# of renovated units completed		
Lada	0	4
As-Atdas	0	0
Sagan Linayan	0	0
Total work order closed	36	23
% work orders completed	6%	77%

GUAM HOUSING

	Mar-25	Mar-26
Loan Portfolio		
Direct loan	106	104
6% loan	103	98
CAHAT	75	74
DownPayment	10	10
Total loans	294	286
Delinquency rate	9.28%	7.51%

	Mar-25	Mar-26
Loans Approved		
Direct loan	1	0
6% loan	0	0
CAHAT	1	1
Total loans		
FTHAP certificate issued	26	11
FTHAP committed	26	11
FTHAP disbursed	20	7
Loans Closed		
Direct loan	0	1
6% loan	0	0
CAHAT	1	1
Total loans	1	2
# of payoff		
Direct loan	0	0
6% loan	1	0
CAHAT	1	1
Down Payment Program	0	0
Total loan payoff	2	1
Availability of funds		
Direct loan	2,824,317	3,305,284
6% Loan	237,296	2,470,908
CAHAT	185,006	146,087

	Mar-25	Mar-26
Hazard Mitigation	163,225	163,225
FTHAP (Escheated)	1,233	12,246
FTHAP (ARPA)	0	0
FTHAP (FY 2025 Supplemental Budget P. L. 37-135)	\$162,742	67,608
Total funds available	\$3,573,820	\$6,165,360

LEGAL COUNSEL REPORT

	Mar-25	Mar-26
Legal counsel referred Beg. Bal.		
Direct loan	3	
6% loan	1	
CAHAT		
DPCCA		
Total accounts referred	4	0
Loans resolved		
Carryover referrals		
Direct loan	1	
6% loan		
CAHAT		
DPCCA		
Total loans resolved		
Pending loans w/legal		
Carryover referrals		
Direct loan	2	1

	Mar-25	Mar-26
6% loan	1	0
CAHAT		
DPCCA		
Total pending loans	3	1
Loans foreclosed	Mar-25	Mar-26
Direct loan	1	
6% loan		
CAHAT		
Total loans foreclosed	1	0



GUAM HOUSING CORPORATION

P.O. Box 3457, Hagåtña, Guam 96932



PRESIDENT'S BOARD REPORT April 2026

Board of Directors Regular Meeting

May 29, 2026 – GEDA Conference Room

OVERVIEW

Proposed Change Order 2 to address sewer line repairs at the 2-Bedroom Duplex Cul-de-Sac was presented and approved by the GHURA Board on May 12, 2026.

Due to Supertyphoon Sinlaku, the deadline to submit responses to the Guma As-Atdas Development Request for Information (RFI) was extended to May 4, 2026. Two developers (2) submitted responses by the deadline. The proposals are currently under review.

The Invitation for Bid (IFB) for the renovation of the Guma As-Atdas apartment buildings was withdrawn by the Department of Public Works to revise the Scope of Work. Advertisement for the new IFB is anticipated for June.

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	0
Pending Repairs by GHC Maintenance	12

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

Ten (10) loan and grant pre-qualification inquiries were received by the Loan Department. Three (3) inquiries were for the Six Percent (6%) loan program, two (2) for CAHAT, one (1) home improvement, and four (4) for FTHAP. The average pre-qualified loan amount was \$156,000.

As of April 30, 2026, the Loan Division had eleven (11) prospective loan applications in varying stages of the application process. Three (3) applications are for the Direct Loan Program, six (6) for the 6% Loan Program, two (2) for CAHAT, and one (1) home improvement. The total required funding is \$2,383,500. One (1) loan was approved and one (1) loan was closed at \$40,000 each. Three (3) First Time Homeowners Assistance grants totaling \$29,200 were approved with another four (4) in process for the month.

ACCOUNTING DIVISION MONTHLY REPORT

APRIL 2026

Month	FY 2026	FY 2025	Difference	Variance
Revenues	\$ 622,465.69	\$ 264,717.17	\$ 357,748.52	135.14%
Expenses	\$ 367,509.38	\$ 425,084.57	\$ (57,575.19)	-13.54%
Change in net position	\$ 254,956.31	\$ (160,367.40)	\$ 415,323.71	258.98%

Year to Date	FY 2026	FY 2025	Difference	Variance
Revenues	\$ 1,911,144.96	\$2,138,110.49	\$(226,965.53)	-10.62%
Expenses	\$ 2,335,173.36	\$2,214,145.88	\$ 121,027.48	5.47%
Change in net position	\$ (424,028.40)	\$ (76,035.39)	\$(347,993.01)	-457.67%

Revenues for the month increased by 135% compared to the previous fiscal year. This is attributed to the recognition of revenue following the \$416K disbursement of ARPA funds in Apr-2026 for the Lada Phase II project. Revenues and year-to-date decreased by 11% compared to the previous fiscal year. This decline is primarily attributed to non-recurring items from the prior year, specifically the \$500K received in Feb-2025 for the FTHAP and a \$63K gain from the sale of a foreclosed property in Santa Rita in Jan-2025. Other contributing factors include: 1) Interest on loans receivable decreased due to a lower loan portfolio balance; 2) Rental income decreased due to an increase in vacancies; and 3) Interest on bank deposit decreased following a reduction in interest rate for TCDs.

Expenses for the month decreased by 14% compared to the previous fiscal year due to the 14 grants disbursed in Apr-2025 compared to 8 grants disbursed in Apr-2026. Expenses year-to-date increased by 5% compared to the previous fiscal year. This growth is driven by: 1) Fiduciary expense increased: 35 grants were disbursed as of Apr-2026, compared to 31 grants as of Apr-2025; 2) Retirement & Medicare contributions increased due to a higher government contribution rate; 3) Contractual services increased due to lawn maintenance services at Lada Gardens and higher license fees for the loan forms software; and 4) Emergency Housing increased: 7 families were placed in our units as of Apr-2026 costing \$12K, compared to 4 families placed as of Apr-2025 costing \$7K.

	FY 2026	FY 2025
Delinquency – Housing	8.45%	9.42%
Delinquency – Rental	6.43%	5.95%
Vacancy rate based on dollar amount	30.60%	27.41%

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

RENTAL DIVISION MONTHLY REPORTS

APRIL 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	0	1	6	0
3 Bedroom	0	3	7	1
4 Bedroom	0	6	3	4
TOTAL VACANCIES LADA GARDENS				31

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

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

***Note: 1 unit is awaiting funding for renovation.**

VACANCY RENT LOSS REVENUE

Lada Gardens	No. of Vacant Units (NON-PHASE II)	Rent Loss (NON-PHASE II)	No. of Units (PHASE II)	Rent Loss (PHASE II)
2 Bedroom	1	\$1,300.00	6	\$3,600.00
3 Bedroom	4	\$3,850.00	7	\$4,550.00
4 Bedroom	11	\$11,753.38	3	\$2,175.00
VACANCY RENT LOSS LADA GARDENS:		\$16,903.38		\$10,325.00

Sagan Linahyan	No. of Vacant Units	Rent Loss
2 Bedroom	1	\$1,300.00
3 Bedroom	1	\$1,900.00
4 Bedroom	1	\$2,350.00
VACANCY RENT LOSS SAGAN LINAHYAN:		\$5,550.00

TOTAL VACANCY RENT LOSS FOR APRIL 2026	\$32,778.38
MARCH 2026 VACANCY RENT LOSS LESS PHASE II	\$22,453.38

HOMELESS/EMERGENCY HOUSING

Homeless/Emergency Housing	4
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PROSPECTIVE TENANT/WAIT LIST

	Wait List (Subsidized) (Renovated)	Wait List (Unsubsidized) (Non-Renovated)	Prospective Tenant Inquiries (Subsidized)	Prospective Tenant Inquiries (Unsubsidized)
1 Bedroom	0	0	0	0
2 Bedrooms	3	10	0	9
3 Bedrooms	0	9	1	7
4 Bedrooms	0	3	0	3

LOAN DIVISION MONTHLY REPORTS

APRIL 2026

PREQUALIFICATION INTERVIEWS

Number of Interviews	9
Average Loan Amount	\$156,000

PROSPECTIVE LOAN APPLICATIONS

Number of Applicants	11
Direct Loan Program	3
6% Loan Program	6
CAHAT	2
Home Improvement	1
Total Required Funding	\$2,383,500

LOAN PRE-APPROVALS

Number of Loans	0
Total Pre-Approved	\$0

LOAN APPROVALS

Number of Loans	1
Total Approved	\$40,000

LOANS CLOSED

Number of Loans	1
Total Amount Closed	\$40,000

AVAILABLE FUNDING

Direct Loan Program	\$3,169,907
6% Loan Program	\$2,510,520
CAHAT	\$146,087
FTHAP (Escheated, ARPA, FY2025 Supplemental Budget)	\$12,291
Hazard Mitigation	\$163,225

FIRST TIME HOMEOWNERS ASSISTANCE PROGRAM (FTHAP)

Number of Approvals	3
Total Amount	\$29,200
Number in Process	4
Amount Required	\$40,000

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

LOAN PORTFOLIO

Number of Loans	291
Principal	\$23,584,157.84
Paid In Full Loans	1

MORTGAGE LOAN RECEIVABLES

Sixty Days Category	3
Principal Balance	\$487,198.19
Ninety Days Category	1
Principal Balance	\$89,412.09
120 Days and over	0
Principal Balance	\$0
Referred to Legal	1
Principal Balance	\$30,993.00

ACTION ON DELINQUENT ACCOUNTS 60 DAYS AND OVER

Sixty Days:	
Telephone Calls	17
Letters/Emails Sent	1
Office Visits	0
Field Visits	0
Ninety Days:	
Telephone Calls	1
Letters/Emails Sent	2
Office Visits	1
Field Visits	0
120 Days and Over:	
Telephone Calls	0
Letters/Emails Sent	1*
Office Visits	0
Field Visits	0

*Referred to Legal

OREOS

1. GHC foreclosed on the Munoz property in Dededo on February 28, 2025 in the amount of \$40,227.68. The Deed Upon Power of Sale was filed on March 17, 2025. GHC awaits payment from CLTC upon approval of commissioners. GHC has requested a meeting with CLTC to discuss the reason for the delayed payment to GHC.
2. GHC foreclosed on the Alokoa property in Yona on June 9, 2025 in the amount of \$203,100.00. The Deed Upon Power of Sale was filed on June 17, 2025. Letter dated July 31, 2025 was given to Co-Borrower to vacate within 15 days.

Inspection on the property was made on February 18, 2026 and it was confirmed that the former co-borrower and her family have moved out.

In the interim, GHC maintenance began removal of all personal property on the premises with the property being made available to show interested parties as requests were received.

An offer to purchase this property was received in the amount of \$320,000. The offer has been accepted by the President. Applicants' loan file was submitted for \$420,000.00 to board for approval for the purpose to purchase property "as is" condition, repair costs, and debt consolidation. Loan was pre-approved by the Board on April 24, 2026 with conditions. The appraisal has been scheduled, and GHC awaits current appraisal report.

APPENDIX

Guam Housing Corporation
April 2026
Financial Summary

Financial Highlights

Month	2026	2025	Difference	Variance
Revenues	622,465.69	264,717.17	\$ 357,748.52	135.14%
Expenses	367,509.38	425,084.57	(57,575.19)	-13.54%
Change in net position	254,956.31	(160,367.40)	415,323.71	258.98%

Year to Date	2026	2025	Difference	Variance
Revenues	1,911,144.96	2,138,110.49	(226,965.53)	-10.62%
Expenses	2,335,173.36	2,214,145.88	121,027.48	5.47%
Change in net position	(424,028.40)	(76,035.39)	(347,993.01)	-457.67%

Revenues for the month increased by 135% compared to the previous fiscal year. This is attributed to the recognition of revenue following the \$416K disbursement of ARPA funds in Apr-2026 for the Lada Phase II project.

Revenues year-to-date decreased by 11% compared to the previous fiscal year. This decline is primarily attributed to non-recurring items from the prior year, specifically the \$500K received in Feb-2025 for the FTHAP and a \$63K gain from the sale of a foreclosed property in Santa Rita in Jan-2025. Other contributing factors include: 1) Interest on loan receivable decreased due to a lower loan portfolio balance; 2) Rental income decreased due to an increase in vacancies, and 3) Interest income on bank deposit decreased following a reduction in interest rate for TCDs.

Expenses for the month decreased by 14% compared to the previous fiscal year due to the 14 grants that were disbursed in Apr-2025 compared to 8 grants disbursed in Apr-2026. Expenses year-to-date increased by 5% compared to previous fiscal year. This growth is driven by: 1) Fiduciary expense increased: 35 grants were disbursed as of Apr-2026, compared to 31 grants as of Apr-2025; 2) Retirement and Medicare contributions increased due to a higher government contribution rate; 3) Contractual services increased due to lawn maintenance services at Lada Gardens and higher license fees for the loan forms software; and 4) Emergency Housing increased: 7 families were placed in our units as of Apr-2026 costing \$12K, compared to 4 families placed as of Apr-2025 costing \$7K.

Specific Budget Concerns

	Apr-26 Budget	Actual	Favorable/ (Unfavorable)
Loan Origination Fees	37,100.00	26,865.66	(10,234.34)
Budgeted to \$3.2M for new loans, as of Apr-2026 only 5 loans totaling \$768K has been closed.			
First Time Homeowner's Assistant Program Expense	291,666.69	379,508.25	(87,841.56)
Budgeted to disburse \$500K for the FTHAP Monthly budget = \$500,000 / 12 = \$41,666.67 * 7 = \$291,667. As of Apr-2026 \$345K was disbursed plus admin fees of \$35K			
Other Expenses	70,204.19	72,842.97	(2,638.78)
Emergency Housing Budget was \$12K Monthly budget = \$12,000 / 12 = \$1,000.00 * 7 = \$7,000 As of Apr-2026 \$12K was expensed S.A.F.E. house revenues and expenses were not budgeted as of Apr-2026 \$22K was recorded as revenue and expense			
Gain on sale of assets	116,666.69	0.00	(116,666.69)
Budgeted a gain on the sale of the Yona property. Sale of property was on hold due to litigation for the 1st quarter of FY 2026. GHC is now accepting offers as of Feb-2026			
Other Income	826,116.76	448,262.44	(377,854.32)
\$1,400,000 was budgeted from ARP funds for rental renovations As of Apr-2026 \$416K was disbursed for FY 2026 Also budgeted \$41,000 for a Title Insurance Claim for a Chamorro Land Trust Property. As of Apr-2026 \$0 was received.			

Portfolio At-A-Glance

Portfolio Balance
SRF (Direct)
R5 (Revolving Loan Fund)
Subtotal GHC
Hazard Mitigation
CAHAT
Down Pymt (Not included when calculating delinquent)
Total

April 2026		
No. of Loans		Principal Balance
104		10,650,550.23
97		10,937,433.55
201		21,587,983.78
0		0.00
75		1,885,860.09
10		110,313.97
85		1,996,174.06
286		23,584,157.84

April 2025		
No. of Loans		Principal Balance
106		11,232,805.85
103		11,402,008.91
209		22,634,814.76
0		0.00
74		1,806,985.08
10		110,730.62
84		1,917,715.70
293		24,552,530.46

Current delinquency (GHC portfolio only)

	No. of loans	%	Principal Balance
30 to 59 days delinquent	9	5.4039%	1,159,446.07
60 to 89 days delinquent	3	2.2707%	487,198.19
90 days to 119 days	1	0.4167%	89,412.09
120 days & over	1	0.2171%	46,591.13
Total Delinquent	14	8.3084%	1,782,647.48

Referred to Legal Total Delinquent & referred to legal

Current delinquency (HM & CAHAT)

	No. of loans	%	Principal Balance
30 to 59 days delinquent	1	2.0417%	37,870.57
60 to 89 days delinquent	0	0.0000%	0.00
90 days to 119 days	0	0.0000%	0.00
120 days & over	0	0.0000%	0.00
Total Delinquent	1	2.0417%	37,870.57

Referred to Legal Total Delinquent & referred to legal

Total Delinquency (Does not include Down Payment Loans)

	No. of loans	%	Principal Balance
30 to 59 days delinquent	10	5.1363%	1,197,316.64
60 to 89 days delinquent	3	2.0900%	487,198.19
90 days to 119 days	1	0.3836%	89,412.09
120 days & over	1	0.1999%	46,591.13
Total Delinquent	15	7.8098%	1,820,518.05

Referred to Legal Total Delinquent & referred to legal

	No. of loans	%	Principal Balance
	2	0.6949%	163,120.25
	17	8.4504%	1,983,638.30

Fiscal Year 2025		
No. of loans	%	Principal Balance
11	5.357%	1,186,009.52
5	2.108%	466,682.79
1	0.607%	134,409.17
0	0.000%	0.00
17	8.072%	1,787,101.48
3	2.194%	496,628.45
20	10.089%	2,283,729.93
1	1.014%	18,327.14
0	0.000%	0.00
0	0.000%	0.00
1	0.006%	111.51
2	1.020%	18,438.65
0	0.000%	0.00
2	1.020%	18,438.65
12	5.030%	1,204,336.66
5	1.949%	466,682.79
1	0.561%	134,409.17
1	0.000%	111.51
19	7.540%	1,805,540.13
3	2.032%	496,628.45
22	9.419%	2,302,168.58

	FY 2025	FY 2024	Difference
Rental Income	959,888.40	975,303.26	(15,414.86)
Vacancy	(293,706.31)	(267,302.74)	(26,403.57)
Total	666,182.09	708,000.52	(41,818.43)

Vacancy Rate	30.60%	27.41%	3.19082%
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Current years delinquency - Tenants	6.43%	5.95%	0.48%
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Tenant Accounts Receivables	FY 2026		FY 2025		Difference
	No. of Tenants	Amount	No. of Tenants	Amount	
Lada	41	41,631.20	44	42,384.97	(753.77)
As-Atdas	1	1,520.00	3	580.00	940.00
Sagan	3	2,916.00	3	1,305.00	1,611.00
Total	45	46,067.20	50	44,269.97	1,797.23
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 Uncollectib		16,503.31		26,960.47	(10,457.16)
% of Receivable		0.641755739		0.390998684	

FY 2026

Tenant Accounts Receivables	No. of Unit	Lada	No. of Unit	As Atdas	No. of Unit	Sagan	No. of Unit	Total
Former Tenants FY 2026	4	8,173.72	1	1,520.00			0	0.00
Subtotal Former Tenants	4	8,173.72	1	1,520.00	0	0.00	5	9,693.72
Active Tenants								
1 month due	18	6,521.89			2	1,206.00	20	7,727.89
2 months due	11	11,190.00					11	11,190.00
3 months due	3	3,542.34					3	3,542.34
4 months due	2	5,190.00			1	1,710.00	3	6,900.00
5 months due	1	2,694.25					1	2,694.25
6 months due	2	4,319.00					2	4,319.00
8 months due							0	0.00
Total Active Tenants	37	33,457.48	0	0.00	3	2,916.00	40	36,373.48
Total	41	41,631.20	1	1,520.00	3	2,916.00	45	46,067.20
	0	0.00	0	0.00	0	0.00	0	0.00

Vacancy for the month of April 2026							Grand Total	
	No. of Unit	Lada	No. of Unit	As Atdas	No. of Unit	Sagan	No. of Unit	Amount
1 bedroom							0	-
2 bedroom	7	4,900.00			1	1,300.00	8	6,200.00
3 bedroom	11	8,400.00			1	1,900.00	12	10,300.00
4 bedroom	14	13,928.38			1	2,350.00	15	16,278.38
Total Vacancy for April 2026	32	27,228.38	0	0.00	3	5,550.00	35	32,778.38

Note: One tenant moved into a 4 bdrm at Lada on 4/17/2026 leaving 34 vacant at the end of the month.
Of the 23 renovated units completed on 3/07/2023, 1 unit were vacant as of 4/30/2026.

Homeless for the month of April 2026						
	No. of Unit	Lada	No. of Unit	As Atdas	No. of Unit	Sagan
1 bedroom						
2 bedroom					1	1,300.00
3 bedroom						
4 bedroom						
Total	0	0.00	0	0.00	1	1,300.00
Total Homeless for April 2026	1	1,300.00				

Guam Housing Corporation

Statement of Net Position

As of 4/30/2026

	Current Year	Prior Year
Assets and Deferred Outflows of Resources		
Unrestricted Assets		
Cash and cash equivalents	5,118,356.93	5,561,692.19
Self-insurance fund	1,084,555.96	1,053,190.92
Loans receivable	21,587,983.78	22,634,814.76
Allowance for loan losses	(473,886.39)	(500,702.45)
Tenant & inter receivable, net	17,303.31	26,960.47
Other receivables	40.00	(5,123.14)
Accrued interest receivable	77,789.32	75,898.33
Prepaid expenses and other	167,134.06	173,517.26
Foreclosed assets held for resale	241,320.94	39,841.29
Total Unrestricted Assets	27,820,597.91	29,060,089.63
Restricted Assets		
Cash and cash equivalents	3,541,464.64	4,751,884.44
Investments with trustee	129,983.32	164,782.54
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	1,996,174.06	1,917,715.70
Receivable from GHURA	1,079,184.92	0.00
Total Restricted Assets	6,746,806.94	6,834,382.68
Capital assets, net		
Depreciable property, plant and equipment	3,784,581.02	3,549,329.17
Non-depreciable property, plant and equipment	2,934,227.47	2,934,227.47
Total Capital assets, net	6,718,808.49	6,483,556.64
Deferred outflows of resources	2,411,217.00	2,657,741.00
Total Assets and Deferred Outflows of Resources	43,697,430.34	45,035,769.95
Liabilities		
Payable from unrestricted assets		
Accounts payable and accrued expenses	161,722.39	172,114.38
Security deposits	69,538.79	62,426.08
Deposit by borrowers	19,325.97	47,819.79
Accrued compensated absences	266,123.45	269,624.78
Unearned revenue	66,056.03	69,322.09
Due to fiduciary fund	24,902.60	25,476.77
Total Payable from unrestricted assets	607,669.23	646,783.89
Payable from restricted assets		
Accounts payable	1,087,054.80	1,520,385.71
Bonds payable	1,870,000.00	2,155,000.00
Accrued interest payable	17,920.84	20,652.08
Loans held in trust	0.00	0.00
Rebate liability	98,335.56	97,573.16
Total Payable from restricted assets	3,073,311.20	3,793,610.95
Net pension & OPEB liability	10,672,278.00	11,265,853.00
Total Liabilities	14,353,258.43	15,706,247.84
Deferred inflows of resources - pension	2,577,734.00	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	14,556,418.23	15,477,796.10
Total Net Position	26,766,437.91	26,905,058.11
Total Net position	26,766,437.91	26,905,058.11
Total liabilities, deferred inflows and net position	43,697,430.34	45,035,769.95

Guam Housing Corporation

Statement of Net Position

As of 4/30/2026

	Housing Division	Rental Division	Total
Assets and Deferred Outflows of Resources			
Unrestricted Assets			
Cash and cash equivalents	4,310,031.33	808,325.60	5,118,356.93
Self-insurance fund	0.00	1,084,555.96	1,084,555.96
Loans receivable	21,587,983.78	0.00	21,587,983.78
Allowance for loan losses	(473,886.39)	0.00	(473,886.39)
Tenant & inter receivable, net	1,235,271.09	(1,217,967.78)	17,303.31
Other receivables	40.00	0.00	40.00
Accrued interest receivable	54,328.14	23,461.18	77,789.32
Prepaid expenses and other	47,202.68	119,931.38	167,134.06
Foreclosed assets held for resale	241,320.94	0.00	241,320.94
Total Unrestricted Assets	27,002,291.57	818,306.34	27,820,597.91
Restricted Assets			
Cash and cash equivalents	3,533,594.76	7,869.88	3,541,464.64
Investments with trustee	129,983.32	0.00	129,983.32
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	1,996,174.06	0.00	1,996,174.06
Receivable from GHURA	0.00	1,079,184.92	1,079,184.92
Total Restricted Assets	5,659,752.14	1,087,054.80	6,746,806.94
Capital assets, net			
Depreciable property, plant and equipment	32,865.16	3,751,715.86	3,784,581.02
Non-depreciable property, plant and equipment	0.00	2,934,227.47	2,934,227.47
Total Capital assets, net	32,865.16	6,685,943.33	6,718,808.49
Deferred outflows of resources	1,336,669.00	1,074,548.00	2,411,217.00
Total Assets and Deferred Outflows of Resources	34,031,577.87	9,665,852.47	43,697,430.34
Liabilities			
Payable from unrestricted assets			
Accounts payable and accrued expenses	91,146.57	70,575.82	161,722.39
Security deposits	0.00	69,538.79	69,538.79
Deposit by borrowers	19,325.97	0.00	19,325.97
Accrued compensated absences	136,284.29	129,839.16	266,123.45
Unearned revenue	50,098.17	15,957.86	66,056.03
Due to fiduciary fund	24,902.60	0.00	24,902.60
Total Payable from unrestricted assets	321,757.60	285,911.63	607,669.23
Payable from restricted assets			
Accounts payable	0.00	1,087,054.80	1,087,054.80
Bonds payable	1,870,000.00	0.00	1,870,000.00
Accrued interest payable	17,920.84	0.00	17,920.84
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	1,986,256.40	1,087,054.80	3,073,311.20
Net pension & OPEB liability	5,944,920.00	4,727,358.00	10,672,278.00
Total Liabilities	8,252,934.00	6,100,324.43	14,353,258.43
Deferred inflows of resources - pension	1,413,337.00	1,164,397.00	2,577,734.00
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	18,547,707.60	(3,991,289.37)	14,556,418.23
Total Net Position	24,365,306.87	2,401,131.04	26,766,437.91
Total Net position	24,365,306.87	2,401,131.04	26,766,437.91
Total liabilities, deferred inflows and net position	34,031,577.87	9,665,852.47	43,697,430.34

Guam Housing Corporation
Statement of Revenues, Expenses and Changes in Net Position
From 4/1/2026 Through 4/30/2026

	Current Period Actual	Prior Year Current Period Actual
Operating Revenues:		
Interest on loans receivable	88,757.52	87,259.11
Loan origination fees/cost, net	(971.46)	0.00
Rental Income	93,036.62	105,256.91
Interest on investments held by bond trustees	(971.92)	753.20
Late fees, service fees & return check fees	1,776.63	1,875.16
Interest income on bank deposits	12,603.75	17,792.44
Administrative Fee	7,836.00	9,540.00
Other Income	420,398.55	42,240.35
Total Operating Revenues:	622,465.69	264,717.17
Operating Expenses:		
Interest expense MRB	8,960.42	10,326.04
Salaries	129,189.27	130,693.78
Retirement & medicare contributions	44,233.16	39,779.73
Retiree supplemental, cola & health benefits	20,648.81	22,214.08
Fiduciary Expense	89,071.28	147,180.35
Depreciation	19,671.83	19,481.44
Contractual services	4,576.22	3,307.45
Professional services	6,264.25	7,108.00
Rent	11,871.27	10,865.52
Other	7,432.15	7,076.87
Employee benefits, other than retirement	19,525.05	19,629.25
Maintenance	4,689.67	4,296.06
Bond trustee fees	1,226.00	2,826.00
Directors' fees	150.00	300.00
Total Operating Expenses:	367,509.38	425,084.57
Change in net position	254,956.31	(160,367.40)
Total net position at beginning of month	26,511,481.60	27,065,425.51
Net position at end of year	26,766,437.91	26,905,058.11

Guam Housing Corporation
Statement of Revenues, Expenses and Changes in Net Position
From 4/1/2026 Through 4/30/2026

	Housing Division	Rental Division	Total
Operating Revenues:			
Interest on loans receivable	88,757.52	0.00	88,757.52
Loan origination fees/cost, net	(971.46)	0.00	(971.46)
Rental Income	0.00	93,036.62	93,036.62
Interest on investments held by bond trustees	(971.92)	0.00	(971.92)
Late fees, service fees & return check fees	1,456.63	320.00	1,776.63
Interest income on bank deposits	9,518.09	3,085.66	12,603.75
Administrative Fee	7,836.00	0.00	7,836.00
Funds received for fiduciary accounts	0.00	0.00	0.00
Other income	893.52	419,505.03	420,398.55
Gain/(loss) on sale of assets	0.00	0.00	0.00
Total Operating Revenues:	106,518.38	515,947.31	622,465.69
Operating Expenses:			
Interest expense MRB	8,960.42	0.00	8,960.42
Salaries	73,913.07	55,276.20	129,189.27
Bad debts and provision for loan losses	0.00	0.00	0.00
Retirement & Medicare Contributions	25,289.34	18,943.82	44,233.16
Retiree supplemental, cola & health benefits	9,750.76	10,898.05	20,648.81
Fiduciary Expense	86,362.66	2,708.62	89,071.28
Depreciation	811.12	18,860.71	19,671.83
Contractual services	1,688.14	2,888.08	4,576.22
Professional services	4,990.25	1,274.00	6,264.25
Rent	11,871.27	0.00	11,871.27
Other	2,394.34	5,037.81	7,432.15
Employee benefits, other than retirement	8,319.57	11,205.48	19,525.05
Maintenance	0.00	4,689.67	4,689.67
Bond trustee fees	1,226.00	0.00	1,226.00
Directors' fees	150.00	0.00	150.00
Loss on impaired assets	0.00	0.00	0.00
Total Operating Expenses:	235,726.94	131,782.44	367,509.38
Change in net position	(129,208.56)	384,164.87	254,956.31
Total net position at beginning of year	24,494,515.43	2,016,966.17	26,511,481.60
Total net position of end of year	24,365,306.87	2,401,131.04	26,766,437.91

Guam Housing Corporation
Statement of Revenues, Expenses and Changes in Net Position
From 10/1/2025 Through 4/30/2026

	Current Period Actual	Prior Year Current Period Actual
Operating Revenues:		
Interest on loans receivable	632,815.85	665,763.31
Loan origination fees/cost, net	17,698.69	(2,362.92)
Rental Income	666,182.09	708,000.52
Interest on investments held by bond trustees	1,477.29	(52.09)
Late fees, service fees & return check fees	16,353.46	17,125.70
Interest income on bank deposits	93,854.39	111,494.89
Administrative Fee	34,500.75	29,813.26
Funds received for fiduciary accounts	0.00	500,000.00
Other income	448,262.44	45,409.43
Gain/(loss) on sale of assets	0.00	62,918.39
Total Operating Revenues:	1,911,144.96	2,138,110.49
Operating Expenses:		
Interest expense MRB	66,196.88	75,516.66
Salaries	875,713.71	885,342.71
Retirement & Medicare Contributions	299,065.84	273,416.16
Retiree supplemental, cola & health benefits	151,932.79	154,944.08
Fiduciary Expense	402,160.79	324,138.37
Depreciation	137,702.81	126,953.38
Contractual services	49,030.53	36,677.16
Professional services	47,353.72	49,568.40
Rent	78,070.14	76,058.64
Other	50,190.43	36,143.26
Employee benefits, other than retirement	130,670.17	136,186.58
Maintenance	35,665.55	27,618.48
Bond trustee fees	10,220.00	10,182.00
Directors' fees	1,200.00	1,400.00
Total Operating Expenses:	2,335,173.36	2,214,145.88
Change in net position	(424,028.40)	(76,035.39)
Total net position at beginning of year	27,190,466.31	26,981,093.50
 Total net position of end of year	 26,766,437.91	 26,905,058.11

Guam Housing Corporation
Statement of Revenues, Expenses and Changes in Net Position
From 10/1/2025 Through 4/30/2026

	Housing Division	Rental Division	Total
Operating Revenues:			
Interest on loans receivable	632,815.85	0.00	632,815.85
Loan origination fees/cost, net	17,698.69	0.00	17,698.69
Rental Income	0.00	666,182.09	666,182.09
Interest on investments held by bond trustees	1,477.29	0.00	1,477.29
Late fees, service fees & return check fees	13,573.46	2,780.00	16,353.46
Interest income on bank deposits	70,257.56	23,596.83	93,854.39
Administrative Fee	34,500.75	0.00	34,500.75
Funds received for fiduciary accounts	0.00	0.00	0.00
Other income	8,397.71	439,864.73	448,262.44
Gain/(loss) on sale of assets	0.00	0.00	0.00
Total Operating Revenues:	778,721.31	1,132,423.65	1,911,144.96
Operating Expenses:			
Interest expense MRB	66,196.88	0.00	66,196.88
Salaries	499,827.84	375,885.87	875,713.71
Bad debts and provision for loan losses	0.00	0.00	0.00
Retirement & Medicare Contributions	174,304.49	124,761.35	299,065.84
Retiree supplemental, cola & health benefits	75,661.62	76,271.17	151,932.79
Fiduciary Expense	379,924.90	22,235.89	402,160.79
Depreciation	5,677.84	132,024.97	137,702.81
Contractual services	27,857.54	21,172.99	49,030.53
Professional services	37,694.59	9,659.13	47,353.72
Rent	78,070.14	0.00	78,070.14
Other	14,422.39	35,768.04	50,190.43
Employee benefits, other than retirement	59,809.21	70,860.96	130,670.17
Maintenance	0.00	35,665.55	35,665.55
Bond trustee fees	10,220.00	0.00	10,220.00
Directors' fees	1,200.00	0.00	1,200.00
Loss on impaired assets	0.00	0.00	0.00
Total Operating Expenses:	1,430,867.44	904,305.92	2,335,173.36
Change in net position	(652,146.13)	228,117.73	(424,028.40)
Total net position at beginning of year	25,017,453.00	2,173,013.31	27,190,466.31
Total net position of end of year	24,365,306.87	2,401,131.04	26,766,437.91

Guam Housing Corporation
Budget vs Actual
From 10/1/2025 Through 4/30/2026

	<u>Total Budget \$ - Original</u>	<u>YTD Budget \$ - Original</u>	<u>Current Year Actual</u>	<u>Over (Under) Budget</u>	<u>Variance</u>	<u>Remaining Balance</u>
Operating Revenues:						
Interest on loans receivable	1,037,400.00	605,150.00	632,815.85	27,665.85	4.5700%	404,584.15
Rental Income	1,107,197.00	645,864.94	666,182.09	20,317.15	3.1400%	441,014.91
Interest on investments held by bond trustees	0.00	0.00	1,477.29	1,477.29	0.0000%	(1,477.29)
Loan origination fees	63,600.00	37,100.00	26,865.66	(10,234.34)	(27.5800%)	36,734.34
Funds received for Fiduciary Accounts & Administrative Fee	50,000.00	29,166.69	34,500.75	5,334.06	18.2800%	15,499.25
Late fees, service fees & return check fees	18,500.00	10,791.62	16,353.46	5,561.84	51.5300%	2,146.54
Total Operating Revenues:	<u>2,276,697.00</u>	<u>1,328,073.25</u>	<u>1,378,195.10</u>	<u>50,121.85</u>	<u>3.7740%</u>	<u>898,501.90</u>
Operating Expenses:						
Interest expense MRB	111,000.00	64,750.00	66,196.88	(1,446.88)	2.2300%	44,803.12
Salaries	1,572,707.00	917,412.44	875,713.71	41,698.73	(4.5400%)	696,993.29
Bad debts and provision for loan losses	65,000.00	37,916.62	0.00	37,916.62	(100.0000%)	65,000.00
Retirement contributions	562,901.00	328,358.94	301,968.65	26,390.29	(8.0300%)	260,932.35
Retiree supplemental, cola & health benefits	294,834.00	171,986.50	151,932.79	20,053.71	(11.6600%)	142,901.21
First Time Homeowner's Assistance Program	500,000.00	291,666.69	379,508.25	(87,841.56)	30.1100%	120,491.75
Depreciation	330,531.00	192,809.68	137,702.81	55,106.87	(28.5800%)	192,828.19
Contractual services	205,322.00	119,771.26	49,030.53	70,740.73	(59.0600%)	156,291.47
Professional services	120,400.00	70,233.31	47,353.72	22,879.59	(32.5700%)	73,046.28
Rent	165,156.00	96,341.00	78,070.14	18,270.86	(18.9600%)	87,085.86
Other	120,350.00	70,204.19	72,842.97	(2,638.78)	3.7500%	47,507.03
Loan origination costs	18,000.00	10,500.00	9,166.97	1,333.03	(12.6900%)	8,833.03
Employee benefits, other than retirement	270,500.00	157,791.76	127,767.36	30,024.40	(19.0200%)	142,732.64
Maintenance	130,300.00	76,008.24	35,665.55	40,342.69	(53.0700%)	94,634.45
Bond trustee fees	18,100.00	10,558.31	10,220.00	338.31	(3.2000%)	7,880.00
Directors' fees	4,200.00	2,450.00	1,200.00	1,250.00	(51.0200%)	3,000.00
Loss on impaired assets or disposal of assets	0.00	0.00	0.00	0.00	0.0000%	0.00
Total Operating Expenses:	<u>4,489,301.00</u>	<u>2,618,758.94</u>	<u>2,344,340.33</u>	<u>274,418.61</u>	<u>(10.4790%)</u>	<u>2,144,960.67</u>
Non-operating Revenue (Expenses)						
Interest income on bank deposits	157,000.00	91,583.38	93,854.39	2,271.01	2.4700%	63,145.61
Gain/(loss) on sale of assets	200,000.00	116,666.69	0.00	(116,666.69)	(100.0000%)	200,000.00
Other income	<u>1,416,200.00</u>	<u>826,116.76</u>	<u>448,262.44</u>	<u>(377,854.32)</u>	<u>(45.7300%)</u>	<u>967,937.56</u>
Total Non-operating Revenue (Expenses)	<u>1,773,200.00</u>	<u>1,034,366.83</u>	<u>542,116.83</u>	<u>(492,250.00)</u>	<u>(47.5895%)</u>	<u>1,231,083.17</u>
Change in net position	<u>(439,404.00)</u>	<u>(256,318.86)</u>	<u>(424,028.40)</u>	<u>(167,709.54)</u>	<u>65.4300%</u>	<u>(15,375.60)</u>

Guam Housing Corporation

Statement of Cash Flows

As of 4/30/2026

	Housing Division	Rental Division	Total
Cash Flows from Operating Activities			
Net Gain (Loss)	(652,146.13)	228,117.73	(424,028.40)
Depreciation less disposal of assets	5,677.84	132,024.97	137,702.81
(Increase) decrease in accrued interest and others	8,996.15	(5,528.07)	3,468.08
(Increase) decrease in prepaid expenses and others	(45,909.62)	(44,461.08)	(90,370.70)
Increase (decrease) in accrued pension costs	0.00	0.00	0.00
Increase (decrease) in other liabilities	(9,531.76)	(307,757.60)	(317,289.36)
Increase (decrease) in deposits by borrowers	(3,355.82)	7,903.67	4,547.85
Increase (decrease) in loans held in trust	0.00	0.00	0.00
Total Cash Flows from Operating Activities	(696,269.34)	10,299.62	(685,969.72)
Cash Flows from Investing Activities			
Net (increase) decrease in loans receivables	107,565.73	0.00	107,565.73
Net (increase) decrease in other receivables	(111,113.86)	408,551.46	297,437.60
(Cost) sale of foreclosed houses	0.00	0.00	0.00
(Purchase) disposal of property and equipment	0.00	(425,903.00)	(425,903.00)
(Purchase) sale of investment securities	31,932.28	0.00	31,932.28
Total Cash Flows from Investing Activities	28,384.15	(17,351.54)	11,032.61
Cash Flows from Financing Activities			
Repayment of bonds payable	(145,000.00)	0.00	(145,000.00)
Accrued interest on bonds payable	8,265.63	0.00	8,265.63
Accrued rebate liability	762.40	0.00	762.40
Total Cash Flows from Financing Activities	(135,971.97)	0.00	(135,971.97)
Net increase (decrease) in cash	(803,857.16)	(7,051.92)	(810,909.08)
Cash at beginning of year	8,647,483.25	1,907,803.36	10,555,286.61
Cash at end of year	7,843,626.09	1,900,751.44	9,744,377.53

Guam Housing Corporation
Statement of Fiduciary Net Position
As of 4/30/2026

	Current Year	Prior Year
Assets		
Cash & Receivable		
Cash	82,663.87	106,585.56
Loan receivable	0.00	0.00
Investments	332,000.00	322,000.00
AR due from fiduciary	24,902.60	25,476.77
Accrued interest receivable	0.00	0.00
Total Cash & Receivable	439,566.47	454,062.33
Total Assets	439,566.47	454,062.33
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	439,566.47	454,062.33
Total Net position	439,566.47	454,062.33
Total liabilities and net position	439,566.47	454,062.33

Guam Housing Corporation
Statement of Changes in Fiduciary Net Position
From 4/1/2026 Through 4/30/2026

	Current Period Actual	Prior Year Current Period Actual
Additions		
Deposit by borrowers	25,014.29	25,342.56
Total Additions	<u>25,014.29</u>	<u>25,342.56</u>
Deductions		
Tax & insurance premiums paid	14,055.52	15,369.97
Total Deductions	<u>14,055.52</u>	<u>15,369.97</u>
Change in net position	10,958.77	9,972.59
Beginning balance of fiduciary net position	428,607.70	444,089.74
Ending balance of fiduciary net position	<u><u>439,566.47</u></u>	<u><u>454,062.33</u></u>

Guam Housing Corporation
Statement of Changes in Fiduciary Net Position
From 10/1/2025 Through 4/30/2026

	Current Period Actual	Prior Year Current Period Actual
Additions		
Deposit by borrowers	190,254.74	183,559.05
Interest Income	0.00	0.00
Miscellaneous	0.00	0.00
Total Additions	<u>190,254.74</u>	<u>183,559.05</u>
Deductions		
Tax & insurance premiums paid	193,372.64	226,065.13
Administrative expense	0.00	0.00
Miscellaneous	0.00	0.00
Total Deductions	<u>193,372.64</u>	<u>226,065.13</u>
Change in net position	(3,117.90)	(42,506.08)
Beginning balance of fiduciary net position	442,684.37	496,568.41
Ending balance of fiduciary net position	<u><u>439,566.47</u></u>	<u><u>454,062.33</u></u>

Guam Housing Corporation
Other Real Estate Owned Summary Report
as of April 30, 2026

Borrower	Co-Borrower	Loan Number	Date Foreclosed	Property Location	OREO Asset	Loan Loss Reserve/ Allowance for Uncollectible	Bad Debt/ Loss on Impaired Assets	Net OREO Assets	OREO Expenses	Appraised Value	As of	Appraiser	Over/ (Under) Book Value	10% Estimated Selling Cost	Estimated Gain/ (Loss) (if sold at current appraised value)
1 Munoz, Jose C. & Diana S.		10102691	28-Feb-25	Lot No. 2-1 Block No. 5 Tract No. 1021, Munic	39,841.29		-	39,841.29	1,075.00	64,977.00	9/24/2025	Chief Appr	25,135.71	6,497.70	18,638.01
1 Alakoa, Betwin C. & Merleen S.		11702989	9-Jun-25	Lot No. 36 Tract 2913, Increment II, Yona	201,479.65			201,479.65	6,943.86	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	8,018.86	528,277.00					

30-Apr-26

	GUAM HOUSING CORPOPORATION										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	\$2,135,442	\$2,478,570	\$223,267.960	\$400,798.74	\$18,325	\$115,116	\$2,286,408	\$603,301	\$163,229	\$341,391.06	\$1,084,665	\$77,707.91	\$3,691	\$1,501	\$389,719	\$5,124	
Deposits	288,092	44,446	50	28,061	1,100	30,974	6,451.70	191	4	\$78,449.82	349	5,233	340	0	6,748	0	
Disbursements																	
Loans/Grants	0	0	(85,300)		0	(40,000)											
Interfund	(104,265)																
All others	(320,457)			(14,196)	(99)		(967)	(255)	0	(84,192)	(459)	(3,250)	(332)	(340)	(5,596)	0	
Balance	1,998,811.45	2,523,016	138,017.96	414,664	19,326	106,090	2,291,893	603,237	163,233	335,649.33	1,084,556	79,691	3,699	1,161	390,871	5,124	
RESERVES																	
Deposits held																	
Trust fund				(439,566)													
Loan service					(19,326)												
Tenant												(65,465.79)		0		(4,073)	
Self-insurance											(884,556)						
Loans commitment	(281,100)	(52,047)	(41,736.40)			0											
Replacement										0							
Emergency housing										(96,807)							
Reserve for renovation										(149,532)	(200,000)						
Reserve for S.A.F.E. Program										(7,870)							
Foreclosure Protection								(500,000)									
Interfunds due	(64,658)	39,550	(7,836.00)	24,903	(0)	8,050			(8)								
10% administrative fee	11,835		(11,834.720)														
Est. monthly disbursement	(204,830)																
Unapplied & Ins. Claims	(50,098)																
DPCCA Collections	0																
Reserve (Bond pmts)	(500,000)												(2,500)				
Total reserves	(1,088,851)	(12,497)	(61,407.120)	(414,664)	(19,326)	8,050	0	(500,000)	(8)	(254,209.65)	(1,084,556)	(65,465.79)	(2,500)	0	0	(4,073)	
Avail. for grant (Escheated/ARP)			76,610.84														
Avail. for loans	909,960.49	2,510,519.56				114,139.91	2,291,893.44		163,225.26								
Avail. for rental										81,439.68	0	14,224.79	1,199	1,161	390,871	1,051	
Funds Available under operations										\$3,305,090.80		\$95,664		\$2,360		391,923	
Cash report										3,305,091		\$95,664		\$2,360		391,923	
Diff.										0.00		-		0.00		0	
Total GHC											Total Lada		Total As Atdas		Total SL		
332,436										2,291,893	603,237	3,227,566.72	1,084,556	1,084,555.96	0	0	
TCDs															Total TCDs	4,312,122.68	

Total Cash available for loan & grant

6,066,349.50

	Apr-25	Apr-26
# of units (inventory)		
Lada + FEMA in Sagan Linahyan	114	114
As-Atdas	24	24
Sagan Linahyan	10	10
Total units on hand	148	148
# of vacant units at EOM		
Lada	25	31
As-Atdas	18	0
Sagan Linahyan	1	3
Total vacant units	44	34
# of Homeless/Emergency Housing		
Lada	1	3
As-Atdas	0	0
Sagan Linayan	0	1
Total Homeless/Emergency Housing	1	4
Vacancy rate based on EOM	30%	23%
Delinquency rate	5.95%	6.43%
# of units for major repairs		
Lada/Sagan (STAFF) (minor repairs)	5	
Lada (CONTRACTOR)	24	16
As-Atdas (CONTRACTOR)	19	24
As-Atdas (STAFF)	0	0
Sagan Linayan (CONTRACTOR)	2	1
Subtotal Staff (minor)	5	0

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

Apr-25	Apr-26
45	41
50	41

Waiting list
 1 Bedroom
 2 Bedroom
 3 Bedroom
 4 Bedroom
 Total waiting list

Apr-25	Apr-26
0	0
5	15
5	9
3	3
13	27

Work Orders
carryover not resolved
 Lada
 As-Atdas
 Sagan Linayan
of work orders not resolved

Apr-25	Apr-26
589	612
0	0
0	1
589	613

of work orders requests
 Lada
 As-Atdas
 Sagan Linayan

Apr-25	Apr-26
33	27
1	0
0	1

Total work order requests

34	28
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Work Orders

Apr-25	Apr-26
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	Apr-25	Apr-26
# duplicate/canceled		
Lada	9	1
As-Atdas	0	0
Sagan Linayan	0	1
# of work orders not resolved	0	0
# of work orders closed	Apr-25	Apr-26
Lada	40	27
As-Atdas	2	0
Sagan Linayan	4	2
GHC Foreclosure(s)	0	1
GHC ITC office/Maint/Admin	0	6
# of renovated units completed		
Lada	0	0
As-Atdas	0	0
Sagan Linayan	0	0
Total work order closed	46	36
% work orders completed	7%	129%

GUAM HOUSING		
	Apr-25	Apr-26
Loan Portfolio		
Direct loan	106	104
6% loan	103	97
CAHAT	74	75
DownPayment	10	10
Total loans	293	286
Delinquency rate	9.42%	8.45%

	Apr-25	Apr-26
Loans Approved	Apr-25	Apr-26
Direct loan	0	0
6% loan	0	0
CAHAT	0	1
Total loans		
	Apr-25	Apr-26
FTHAP certificate issued	5	3
FTHAP committed	5	3
FTHAP disbursed	10	8
Loans Closed	Apr-25	Apr-26
Direct loan	0	0
6% loan	0	0
CAHAT	0	1
Total loans	0	1
# of payoff	Apr-25	Apr-26
Direct loan	0	0
6% loan	0	1
CAHAT	1	0
Down Payment Program	0	0
Total loan payoff	1	1
Availability of funds	Apr-25	Apr-26
Direct loan	2,798,887	3,201,854
6% Loan	272,944	2,510,520
CAHAT	193,015	114,140

	Apr-25	Apr-26
Hazard Mitigation	163,225	163,225
FTHAP (Escheated)	1,303	12,291
FTHAP (ARPA)	0	0
FTHAP (FY 2025 Supplemental Budget P. L. 37-135)	\$152,742	64,319
Total funds available	\$3,582,117	\$6,066,349.49

LEGAL COUNSEL REPORT

	Apr-25	Apr-26
Legal counsel referred Beg. Bal.		
Direct loan	2	1
6% loan	1	0
CAHAT		
DPCCA		
Total accounts referred	3	1
Loans resolved		
Carryover referrals		
Direct loan		
6% loan		
CAHAT		
DPCCA		
Total loans resolved		
Pending loans w/legal		
Carryover referrals		
Direct loan	2	1

	Apr-25	Apr-26
6% loan	1	0
CAHAT		1
DPCCA		
Total pending loans	3	2
Loans foreclosed	Apr-25	Apr-26
Direct loan		
6% loan		
CAHAT		
Total loans foreclosed	0	0

GUAM HOUSING CORPORATION

FORECLOSURE MATTERS (JGB)

FILE NO.	DEBTOR(S)	LOAN NO.	PROPERTY DESCRIPTION	ACTION REQUIRED	STATUS/COMMENTS
GHC-150		11903006	Yigo	Demand letter, certified mailed on May 8, 2026. Demand letter expires on June 12, 2026.	Principal amount due: \$132,126.82
GHC-151		61903009	Yigo	Demand letter, certified mailed on May 8, 2026. Demand letter expires on June 12, 2026.	Principal amount due: \$30,993.43
GHC-152		50602751	Merizo	Demand letter, certified mailed on May 8, 2026. Demand letter expires on June 12, 2026.	Principal amount due: \$46,591.13