Outlook

Messages & Communications Doc. No. 38GL-26-2686 through 2692.

From 38th Committee On Rules <committeeonrules@guamlegislature.gov>
Date Tue 8/4/2026 4:29 PM
To Guam Legislature Clerks <clerks@guamlegislature.gov>
Cc Frank Blas Jr. <speakerblas@guamlegislature.gov>

5 attachments (24 MB)
8426COMM Doc. No. 38GL-26-2686.pdf; 8426COMM Doc. No. 38GL-26-2688.pdf; 8426COMM Doc. No. 38GL-26-2687.pdf; 8426COMM Doc. No. 38GL-26-2689.pdf; 8426COMM Doc. No. 38GL-26-2690.pdf;

Håfa Adai Clerks Office,

Please see attached, **Messages & Communications Doc. No. 38GL-26-2686 through 2692** for processing:

√	**38GL-26-2686**	Contractors License Board	Prior Year Obligations to pay National Office Supply in the total amount of $288.00; to pay Xerox Corporation in the total amount of $2,669.85*
√	**38GL-26-2687**	Office of Public Accountability - Guam	Guam Preservation Trust FY2025 Financial Statements, Reports on Compliance and Internal Controls, Management Letter and the Auditor's Communication with Those Charged with Governance*
√	**38GL-26-2688**	Judiciary of Guam	Guam Criminal Law and Procedure Review Commission 2026 2nd Quarter Report*
√	**38GL-26-2689**	Judiciary of Guam	Judicial Council of Guam Regular Meeting Packet for July 16, 2026*
√	**38GL-26-2690**	Guam Waterworks Authority	Revenues and Expenditures Report (Unaudited) for the period ending May 2026 and June 2026*
√	**38GL-26-2691**	Guam Power Authority	Notification of Temporary Assignment or Detail – Theodore G. Tamashiro, Substation Electrician Leader, 6/28/26; James S.N. Tanguileg, Substation Electrician Leader, 8/15/26*
√	**38GL-26-2692**	Office of Public Accountability - Guam	Acting Administrator Designation of Vincent Duenas, for the Office of Public Accountability from August 2, 2026 to August 7, 2026*

Please retrieve Doc. No. 38GL-26-2691 and 2692 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

Messages and Communications 38GL-26-2687*

2 messages

Speaker Frank Blas Jr. <speakerblas@guamlegislature.gov> Fri, Jul 31, 2026 at 3:42 PM
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-26-2687

38GL-26-2687	Office of Public Accountability- Guam	Guam Preservation Trust FY2025 Financial Statements, Reports on Compliance and Internal Controls, Management Letter and the Auditor's Communication with Those Charged with Governance*

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, Hagåtña

(671)969-6456
speakerblas@guamlegislature.gov

---------- Forwarded message ---------
From: **Office of Public Accountability - Guam** <admin@guamopa.com>
Date: Fri, Jul 31, 2026 at 1:22 PM
Subject: Transmittal: Guam Preservation Trust FY 2025 Financial Audit Reports
To: Governor of Guam <governor@guam.gov>, Lt. Governor of Guam <joshua.tenorio@guam.gov>, <lt.governor@guam.gov>, Chris Barnett <malafunkshun@guamlegislature.gov>, Senator Telo T. Taitague <senatortelot@gmail.com>, Shelly Vargas Calvo <officeofsenatorshellycalvo@guamlegislature.gov>, William Parkinson <senator.parkinson@guamlegislature.gov>, Eulogio Shawn Gumataotao <office.senatorshawn@guamlegislature.gov>, Senator Sabina F. Perez <office.senatorperez@guamlegislature.gov>, Vincent Borja <vince.borja@guamlegislature.gov>, Tina Muna Barnes <senator.munabarnes@guamlegislature.gov>, Jesse Lujan <senator.lujan@guamlegislature.gov>, Therese Terlaje <senatorterlajeguam@gmail.com>, Christopher Dueñas <senator.duenas@guamlegislature.gov>, Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov>, Joe S. San Agustin <senatorjoessanagustin@gmail.com>, V. Anthony Ada <vicespeakertonyada@guamlegislature.gov>, Office of Senator Frank Blas, Jr. <speakerblas@guamlegislature.gov>
Cc: Benjamin Cruz <bjcruz@guamopa.com>, Vincent Duenas <vduenas@guamopa.com>, Katherine Parkinson-Borja <kparkinsonborja@guamopa.com>

Hafa adai,
The Office of Public Accountability has released the Guam Preservation Trust's (GPT) FY 2025 Financial Statements, Report on Compliance and Internal Controls, Management Letter, and Auditor's Communication with Those Charged with Governance. You may visit our website at www.opaguam.org to download the reports.

5 attachments

- **GPTarc25.pdf**
  287K
- **GPThighlights25.pdf**
  145K
- **GPTml25.pdf**
  304K
- **GPTfs2025.pdf**
  1828K
- **38GL-26-2687.pdf**
  1080K

38th Committee On Rules <committeeonrules@guamlegislature.gov> Tue, Aug 4, 2026 at 8:41 AM
To: "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>

Håfa 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

[Quoted text hidden]

THE GUAM LEGISLATURE

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

Transmittal: Guam Preservation Trust FY 2025 Financial Audit Reports

2 messages

Office of Public Accountability - Guam <admin@guamopa.com> Fri, Jul 31, 2026 at 1:22 PM
To: Governor of Guam <governor@guam.gov>, "Lt. Governor of Guam" <joshua.tenorio@guam.gov>, lt.governor@guam.gov, Chris Barnett <malafunkshun@guamlegislature.gov>, "Senator Telo T. Taitague" <senatortelot@gmail.com>, Shelly Vargas Calvo <officeofsenatorshellycalvo@guamlegislature.gov>, William Parkinson <senator.parkinson@guamlegislature.gov>, Eulogio Shawn Gumataotao <office.senatorshawn@guamlegislature.gov>, "Senator Sabina F. Perez" <office.senatorperez@guamlegislature.gov>, Vincent Borja <vince.borja@guamlegislature.gov>, Tina Muna Barnes <senator.munabarnes@guamlegislature.gov>, Jesse Lujan <senator.lujan@guamlegislature.gov>, Therese Terlaje <senatorterlajeguam@gmail.com>, Christopher Dueñas <senator.duenas@guamlegislature.gov>, Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov>, "Joe S. San Agustin" <senatorjoessanagustin@gmail.com>, "V. Anthony Ada" <vicespeakertonyada@guamlegislature.gov>, "Office of Senator Frank Blas, Jr." <speakerblas@guamlegislature.gov>
Cc: Benjamin Cruz <bjcruz@guamopa.com>, Vincent Duenas <vduenas@guamopa.com>, Katherine Parkinson-Borja <kparkinsonborja@guamopa.com>

Hafa adai,
The Office of Public Accountability has released the Guam Preservation Trust's (GPT) FY 2025 Financial Statements, Report on Compliance and Internal Controls, Management Letter, and Auditor's Communication with Those Charged with Governance. You may visit our website at www.opaguam.org to download the reports.

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304K

GPTfs2025.pdf
1828K

Doc Type: 38GL-26-2687
OFFICE OF THE SPEAKER
FRANK F. BLAS, JR.
July 31, 2026
Time: 1:22 PM
Received: FB

Speaker Frank Blas Jr. <speakerblas@guamlegislature.gov> Fri, Jul 31, 2026 at 3:07 PM
To: Office of Public Accountability - Guam <admin@guamopa.com>
Cc: Governor of Guam <governor@guam.gov>, "Lt. Governor of Guam" <joshua.tenorio@guam.gov>, lt.governor@guam.gov, Chris Barnett <malafunkshun@guamlegislature.gov>, "Senator Telo T. Taitague" <senatortelot@gmail.com>, Shelly Vargas Calvo <officeofsenatorshellycalvo@guamlegislature.gov>, William Parkinson <senator.parkinson@guamlegislature.gov>, Eulogio Shawn Gumataotao <office.senatorshawn@guamlegislature.gov>, "Senator Sabina F. Perez" <office.senatorperez@guamlegislature.gov>, Vincent Borja <vince.borja@guamlegislature.gov>, Tina Muna Barnes <senator.munabarnes@guamlegislature.gov>, Jesse Lujan <senator.lujan@guamlegislature.gov>, Therese Terlaje <senatorterlajeguam@gmail.com>, Christopher Dueñas <senator.duenas@guamlegislature.gov>, Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov>, "Joe S. San Agustin" <senatorjoessanagustin@gmail.com>, "V. Anthony Ada" <vicespeakertonyada@guamlegislature.gov>, Benjamin Cruz <bjcruz@guamopa.com>, Vincent Duenas <vduenas@guamopa.com>, Katherine Parkinson-Borja <kparkinsonborja@guamopa.com>

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

[Quoted text hidden]

March 20, 2026

Board of Directors
Guam Preservation Trust

We have audited the financial statements of Guam Preservation Trust (the Trust), a component unit of the Government of Guam, as of and for the year ended September 30, 2025, in accordance auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Professional standards require that we provide you with information about our responsibilities, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated October 7, 2025. Professional standards also require that we communicate to you the following information related to our audit.

<u>Significant Audit Matters</u>

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Trust are described in Note 2 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2025. We noted no transactions entered into by the Trust during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.

The most sensitive estimate affecting the Trust's financial statements was:

Management's estimate of the allowance for doubtful accounts is based on an analysis of the collectability of amounts due from the General Fund. We evaluated the key factors and assumptions used to develop the allowance in determining that it is reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements.

Saipan Office
Suite 203 MH II Building
P.O. Box 504053, Saipan, MP 96950
Tel Nos. (670) 235-8722 (670) 233-1837
Fax Nos. (670) 235-6905 (670) 233-8214

Guam Office
333 South Marine Corps Drive
Tamuning, Guam 96913
Tel Nos. (671) 646-5044 (671) 472-2680
Fax Nos. (671) 646-5045 (671) 472-2686

Palau Office
PIDC Apartment No. 11
PO Box 1266 Koror, PW 96940
Tel Nos. (680) 488-8615
Fax Nos. (680) 488-8616

The following material misstatements detected as a result of audit procedures were corrected by management:

- Accrued expenses were corrected to reflect all amounts due to a contractor at year end including retention payable.
- Adjustments were recorded to post prior year audit adjustments.
- Correction was made to the amount due for permit fees from the Department of Administration.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated March 3, 2026. See Attachment 1.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Trust's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Trust's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

<u>Other Matters</u>

We applied certain limited procedures to the Management's Discussion and Analysis, which is required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the comparative financial statements and Schedule of Grant Projects, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Restriction on Use

This information is intended solely for the information and use of the Board of Directors and management of the Trust and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

Burger Comer & Associates

Tamuning, Guam

Financial Highlights
Guam Preservation Trust Financial Audit
Fiscal Year 2025

July 31, 2026

The Guam Preservation Trust (GPT) received an unmodified (clean) opinion on its financial statements for the Fiscal Year (FY) ended September 30, 2025, from independent auditors Burger Comer & Associates (BCA). No material weaknesses were identified in GPT's internal control over financial reporting. GPT's FY 2025 net position decreased by $533 thousand (K) – going from $16.7 million (M) in FY 2024 net position to $16.2M in FY 2025.

$317K Decrease in Revenues
GPT recorded total revenues of $1.8M in FY 2025, which was a decrease of $317K from $2.1M in FY 2024. Most of GPT's revenues consisted of building permit fees collected by the Guam Department of Public Works (DPW) to be deposited into the GPT Reserve Account and transmitted quarterly to GPT. GPT received $1.5M in building permit fees in FY 2025, an increase of $343K from the $1.2M collected in FY 2024. The increase in building permit fee collections was primarily due to increased construction activity during the year.

Despite increased collection of building permit fees, there were decreases in the total fair value of investments of $317K, going from $432K in FY 2024 to $115K in FY 2025. GPT's total FY 2025 investments comprised of $2.1M in exchange traded funds, $528K in mutual funds, and $248K in equities; however, there was a $91K decrease in GPT's total investments, which was attributed to drawdowns to fund capital projects such as the rehabilitation, construction administration, and archaeological monitoring of the Historic F.Q. Sanchez School, and funding the First Historic Revitalization Festival and securing fencing for the Baptist Church in Inalåhan.

$213K Increase in Expenditures
Overall expenditures increased by $213K in FY 2025, from $2.1M to $2.3M, primarily due to an increase in Program Services – Projects/Grants attributable to capital project expenditures such as the Historic F.Q. Sanchez School project. During FY 2025, GPT entered into a $4M contract related to the rehabilitation of the Historic F.Q. Sanchez School, of which $3.5M is funded by Public Law 36-82, with the remaining funds provided by GPT's operating funds. As of the end of FY 2025, $2.7M in total costs for the contract were reflected as a component of Program Services, and $273K of unpaid costs are reflected as a component of accrued expenses.

Management Letter
A separate management letter identified four matters related to the following:

- **Board of Directors Quorum:** GPT lacked a quorum of board members after May 2024, and the quorum deficiency had not been resolved as of September 30, 2025. As a result, the Board's ability to formally approve contracts, adopt or amend policies, and carry out certain governance responsibilities may have been impaired. The prolonged absence of a quorum may also delay operational and strategic decision-making activities.

- **Permit Fees – Due from General Fund:** Public Law 36-107 restored GPT's entitlement to 100% of building permit fees collected, effective October 1, 2022; however, quarterly remittances of permit fees from the Department of Administration continue to differ from amounts reportedly collected for the corresponding periods. As of September 30, 2025, GPT reported a gross receivable of $1,775,150 related to unpaid permit fees, substantially all of which has been reserved through an allowance for doubtful accounts. Although the law requires these fees to be segregated and remitted to GPT, the differences and delays in remittance remain unresolved.

- **Investment Policy/Restricted Funds:** As of September 30, 2024, GPT reported approximately $2.8M in restricted funds, while cash and cash equivalents totaled approximately $2.4M. The $400K difference represents restricted funds that have been invested, thereby subjecting them to market risk exposure. As of September 30, 2025, the amount of restricted funds exposed to market risk decreased to approximately $23K. GPT's current investment policy does not specifically address the investment of restricted funds or establish parameters governing acceptable risk exposure for such funds.

- **Travel Policy Section:** Several areas of concern and opportunities for improvement regarding GPT's travel policy were noted relating to: (1) lack of documentation regarding business first class travel; (2) inefficient travel to Marianas History Conference; (3) extended mainland travel and unrelated side trip; (4) travel approval authority; and (5) outdated policies and procedures.

For more details, refer to GPT's FY 2025 Financial Statements and Management Letter at www.opaguam.org and www.guampreservationtrust.org.

March 20, 2026

The Board of Directors
Guam Preservation Trust

In planning and performing our audit of the financial statements of the Guam Preservation Trust (the Trust), as of and for the year ended September 30, 2025, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. We considered the Trust's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Trust's internal control. Accordingly, we do not express an opinion on the effectiveness of the Trust's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

During our audit, we noted the following matters that should be brought to your attention:

Prior Year Unresolved Matters

During our 2024 audit, we identified several matters that remain unresolved and warrant repeating in the current year. Where applicable, information has been updated to reflect the impact for the year under audit. Notably, several of these unresolved issues are directly attributable to the lack of a quorum within the Board of Directors during the current year, as outlined below:

Board of Directors Quorum

Comment: The Trust lacked a quorum of Board members after May 2024, and the quorum deficiency had not been resolved as of September 30, 2025. As a result, the Board's ability to formally approve contracts, adopt or amend policies, and carry out certain governance responsibilities may have been impaired. The prolonged absence of a quorum may also delay operational and strategic decision-making activities.

Saipan Office
Suite 203 MH II Building
P.O. Box 504053, Saipan, MP 96950
Tel Nos. (670) 235-8722 (670) 233-1837
Fax Nos. (670) 235-6905 (670) 233-8214

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Tel Nos. (680) 488-8615
Fax Nos. (680) 488-8616

Recommendation: We recommend that the Trust coordinate with the appropriate appointing authorities to ensure Board vacancies are filled timely as existing member terms expire or vacancies arise. Management and the Board should also monitor Board composition periodically to help ensure the Trust maintains sufficient membership to conduct official business and governance activities.

Permit Fees – Due from General Fund

Comment: Public Law 36-107 restored the Trust's entitlement to 100% of building permit fees collected effective October 1, 2022. However, quarterly remittances received from the Department of Administration (DOA) continue to differ from amounts reportedly collected for the corresponding periods. As of September 30, 2025, the Trust reported a gross receivable of approximately $1,775,150 related to unpaid permit fees, substantially all of which has been reserved through an allowance for doubtful accounts. Although the law requires these fees to be segregated and remitted to the Trust, the differences and delays in remittance remain unresolved.

Recommendation: We continue to recommend that the Trust actively coordinate with the Department of Administration and the Department of Public Works to perform a comprehensive reconciliation of permit fees collected, remitted, and outstanding. In addition, the Trust should establish formal monitoring and reconciliation procedures to improve accountability and support the accurate and timely remittance of permit fees in accordance with applicable laws and regulations.

Investment Policy/Restricted Funds

Comment: The Trust receives and administers funds restricted for specific purposes through donor restrictions and enabling legislation. As of September 30, 2024, the Trust reported approximately $2.8 million in restricted funds, while cash and cash equivalents totaled approximately $2.4 million, resulting in approximately $400,000 of restricted funds being invested and subject to market risk exposure. As of September 30, 2025, the amount of restricted funds exposed to market risk decreased to approximately $23,000. The Trust's current investment policy does not specifically address the investment of restricted funds or establish parameters governing acceptable risk exposure for such funds.

Recommendation: We recommend that the Trust evaluate whether investment of restricted funds is permissible under applicable grant agreements, donor restrictions, or enabling legislation. In addition, the Trust should revise its investment policy to specifically address the treatment of restricted funds, including permissible investments, acceptable risk exposure, monitoring procedures, and oversight responsibilities.

Travel Policy Section

During our audit, we noted several matters related to the Trust's travel policy and travel administration practices that warrant consideration by management and the Board to strengthen oversight, accountability, and consistency in the administration of travel expenditures.

1. Business First Class Travel – Lack of Documentation

Comment: A presenter participating in the World Heritage Workshop traveled to Guam using Business First class accommodations funded through a U.S. Department of the Interior grant. While federal regulations may permit certain upgraded airfare under specific circumstances, we noted no documentation evidencing approval, justification, or exception authorization for the upgraded accommodations in accordance with the Trust's travel policy.

Recommendation: We recommend that the Board revise the travel policy to clearly define the circumstances under which upgraded airfare accommodations are permissible. Any exceptions to standard travel accommodations should be formally approved and adequately documented prior to travel.

2. Inefficient Travel to Marianas History Conference

Comment: Three individuals traveled to Saipan one day prior to the start of the Marianas History Conference, although the conference did not begin until 6:00 p.m. the following day. Based on the relatively short travel duration and absence of significant travel constraints, the additional travel day may not represent the most cost-effective use of Trust resources.

Recommendation: We recommend that the travel policy establish clearer guidance regarding advance travel days, including consideration of travel efficiency, cost effectiveness, scheduling requirements, and operational necessity.

3. Extended Mainland Travel and Unrelated Side Trip

Comment: An individual attended two mainland conferences scheduled four days apart. During the intervening period, the traveler remained on the mainland and included an unrelated stop that increased airfare costs. Although the extended stay may have reduced the need for multiple round-trip flights to Guam, the Trust's current travel policy does not specifically address personal deviations, extended stays, or indirect travel arrangements.

Recommendation: We recommend that the travel policy be revised to address indirect travel routes, personal side trips, and extended travel periods. The policy should clearly establish which costs are reimbursable and require travelers to bear any incremental costs associated with personal travel deviations.

4. Travel Approval Authority

Comment: Under the Trust's current travel policy, the Chief Preservation Officer is authorized to approve staff travel, while Board approval is only required for Board member travel. The current approval structure may limit independent oversight of travel expenditures and related travel decisions.

Recommendation: We recommend that the Board evaluate whether additional oversight procedures over travel approvals are appropriate, including periodic Board review or formal documentation of significant travel expenditures and approvals.

5. Outdated Policies and Procedures

Comment: Several of the Trust's policies and procedures, including the travel policy, have not been formally reviewed or updated in more than ten years. Policies that are not periodically reviewed may become inconsistent with current operational practices, governance expectations, or applicable funding requirements.

Recommendation: We recommend that the Board establish a formal policy review process requiring periodic evaluation and updating of policies and procedures to ensure continued relevance, consistency, and alignment with current operational and governance practices.

These recommended actions aim to improve internal controls, enhance transparency, and ensure proper stewardship of public and grant funds.

****

We would be pleased to discuss the above matters or respond to any of your questions, at your convenience.

This communication is intended solely for the information and use of the management, and Board of Directors of the Guam Preservation Trust, others within the organization, and the Office of Public Accountability and is not intended to be and should not be used by anyone other than these specified parties.

Burger Comer & Associates

Tamuning, Guam

GUAM PRESERVATION TRUST
(A Component Unit of the Government of Guam)

INDEPENDENT AUDITOR'S REPORT
And
FINANCIAL STATEMENTS

Year ended September 30, 2025

Table of Contents

Year Ended September 30, 2025

INDEPENDENT AUDITOR'S REPORT

The Board of Directors
Guam Preservation Trust

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities of the Guam Preservation Trust (the Trust), a component unit of the Government of Guam, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Trust's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and General Fund of the Trust, as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Trust and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Trust's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists.

Saipan Office
1930 Picarro Lane, I Liyang
P.O. Box 504053, Saipan, MP 96950
Tel Nos. (670) 235-8722 (670) 233-1837
Fax Nos. (670) 235-6905 (670) 233-8214

Guam Office
333 South Marine Corps Drive
Tamuning, Guam 96913
Tel Nos. (671) 646-5044 (671) 472-2680
Fax Nos. (671) 646-5045 (671) 472-2686

Palau Office
PIDC Apartment No. 11
PO Box 1266 Koror, PW 96940
Tel Nos. (680) 488-8615
Fax Nos. (680) 488-8616

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Trust's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Trust's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4-14 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Trust's basic financial statements. The accompanying comparative financial statement information and the Schedule of Committed and Restricted Funds on pages 31-33, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the comparative financial statement information and the Schedule of Committed and Restricted Funds are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

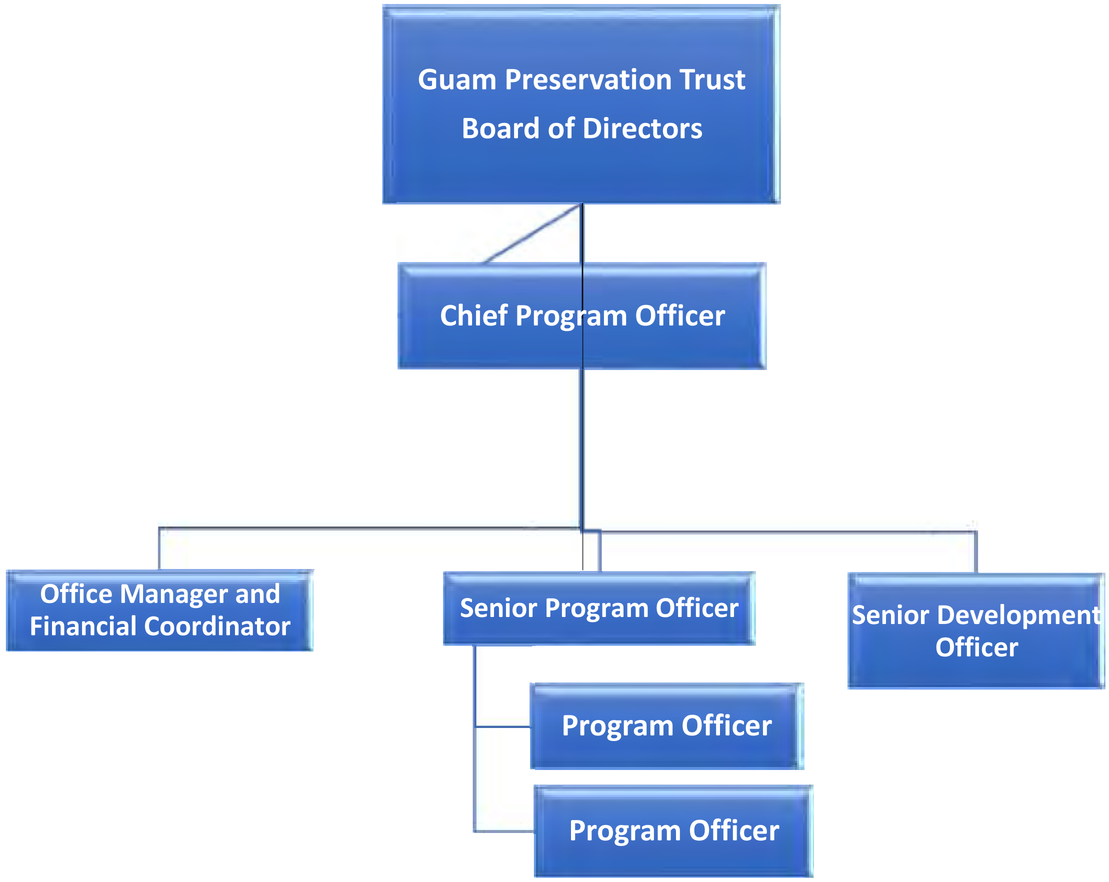
We have previously audited, in accordance with auditing standards generally accepted in the United States of America, the basic financial statements of the Trust as of and for the year ended September 30, 2024, which is not presented with the accompanying financial statements, and we expressed unmodified opinions on the respective financial statements of governmental activities and general fund of the Trust. That audit was conducted for the purpose of forming opinions on the financial statements which collectively comprise the Trust's basic financial statements as a whole. The comparative financial statement information for the year ended September 30, 2024, is presented for the purposes of additional analysis and is not a required part of the basic financial information. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the 2024 basic financial statements. The information was subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the 2024 comparative financial statement information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 20, 2026, on our consideration of the Trust's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Trust's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Trust's internal control over financial reporting and compliance.

Burger Comer & Associates

Tamuning, Guam
March 20, 2026



Management, continued

The Trust Board Members by discipline are:

Discipline	Primary Members	Alternate Members
Architecture	Michael Makio, AIA (Board Chair)	(Vacant)
Archaeology	(Vacant)	(Vacant)
Chamorro Culture	Zina Ruiz	(Vacant)
History	Eric Forbes	Vincent Leon Guerrero
Planning	Nicole Calvo	Marvin Aguilar

The Trust is currently staffed by Joseph Quinata, Chief Program Officer; Ruby Santos, Office Manager/Financial Coordinator; Andrew Tenorio, Senior Program Officer, Lawrence Borja Jr., Senior Development Officer, Kyle Riordan, Program Officer, and Troy Cruz, Program Officer. The Trust personnel are non-government employees and are governed by the Trust's personnel handbook policy. Legal and accounting services are contracted by the Trust.

The Trust Vision
Historic Preservation on Guam is a public responsibility that is shared through education, cooperation, and advocacy all linking to Guam's Cultural Heritage.

The Trust Mission
The Trust will preserve and protect Guam's historic sites, culture, and perspectives for the benefit of our people and our future.

2025 Highlights

Guam Preservation Trust Five-Year Strategic Plan (https://www.pacificpreservation.org/2023)
The Guam Preservation Trust and about one hundred community stakeholders present the five-year GPT Historic Preservation Strategic Plan (2023-2027) as a statement of our community's bold step continues to take action to preserve and protect our heritage for all to benefit. The plan's framework is goal-oriented and therefore provides strategies that if coordinated well, will bring together Guam's citizens and the preservation community to identify where our diverse goals complement historic preservation and how we can all work together to ultimately preserve Guam's heritage.

Capacity Building, Education, and Outreach
In 2025, The Guam Preservation Trust directly reached over 3,000 individuals participating in educational and outreach programs to include the following:

Partnership with employees and their families of the First Hawaiian Bank Community Care Program to maintain the **Plaza de Espaňa** in Hagåtña; the ***Atantano*** **trail maintenance** in partnership with the Piti Mayor's Office and the annual ***Santa Cruz Fiesta Atantano Exhibit***; "**So We Leapt. Para I Hinanao-ta Mo'na:** ***Guam Liberation & CHamoru WWII Survivors"*** an exhibition at the Guam Museum; Guam ***Archaeological Technician Training*** held at the Guam Repository, UOG, the ***Hotnu (outdoor oven)*** **building workshop** at the village of Inalåhan, and the first ***Historic Revitalization Festival*** at the Plaza de España.

Restoration, Rehabilitation, and Reconstruction of Historic Structures
The Guam Preservation Trust completed the Architectural and Engineering Design Plans for the ***Historic Archbishop Felixberto Flores House in Hagåtna***; Ongoing rehabilitation of the ***Historic F.Q. Sanchez School facility*** in Humåtak; and securing safety fence at the ***Historic Baptist Church*** in Inalåhan.

Community Partnerships and Investments
In 2025, the Trust partnered with over ***50 public and private organizations***, and individuals from the community through grants and projects to accomplish our *proposed outcomes* (Goals) for the year. All have been successful in their respective deliveries to the community for their benefit and appreciation.

Regional, National, and International Support
The Trust made strides in developing partnerships with technical and professional resources in the preservation arena. These resources are invaluable and contribute to the capacity building of our community in advancing preservation in Guam. The following are preservation partners in the region, the national, and international:

The State Historic Preservation Offices of American Samoa, Commonwealth of the Northern Marianas, Federated States of Micronesian, Marshall Islands, & Palau; CNMI Humanities Council; International Archaeological Institute, Inc.; American History Museum, Smithsonian Institute; Asian & Pacific Islanders American for Historic Preservation (APIAHiP); The National Trust for Historic Preservation (NTHP); National Park Service (NPS); Association for Preservation Technology International (APT); U.S. Department of Interior (OIA/TAP); National Preservation Partners Network; University of Pompeu Fabra Barcelona, Spain; Historic Preservation Education Foundation (HPEF); The Nature Conservancy.

Trust Standards of Success (Goals)
Guam's preservation stakeholders presented the Trust Five-Year Historic Preservation Strategic Plan as a statement of our community's bold step towards taking action to preserve and protect our heritage for all to benefit. Today, the Trust presents its report as a testimony of the diligence and dedication of the Trust Board of Directors, staff, and the preservation community in accomplishing this year's ***proposed outcomes*** and achieving the ***standards of success*** or goals expected by the community.

The Guam Preservation Trust Goals

1. Historic Property Documentation and Register Nomination

The Trust will provide opportunities for documentation of the historic significance of places, objects, structures, buildings, and sites, and is in the formal process for registration and nomination for listing on the Guam/and or National Register of Historic Places.

Action Outcomes
No proposals were received in this category; therefore, no funding was approved for FY25.

2. Public Interpretation and Presentation

The Trust will assist historians and other writers in the interpretation and presentation of historic properties for public education and appreciation.

Action Outcomes

Project Name	Date Approved	Approved Amount	Expenditures To Date	Balance as of 9/30/2025
Teaching With Historic Places	8/13/15	$14,400	$13,947	$453
Capital Development Campaign	7/10/17	$20,000	$266	$19,734
Board Orientation	3/11/20	$800	$0	$800
Malesso Revitalization Plan	4/20/23	$65,000	$0	$65,000
National History Day 2024	3/13/24	$30,300	$30,258	$42*
Outdoor Oven/Hotnu Repair	6/11/25	$500	$0	$500
So We Leapt-Para I Hinanota Mo'na	6/11/25	$10,000	$10,000	$0

*Project completed. Balance remains with GPT.

3. Architecture Research

The Guam Preservation Trust, in collaboration with architectural engineering organizations, will develop architectural research and documentation of historic structures for use in rehabilitation, renovation, restoration, or re-construction.

Action Outcomes

Project Name	Date Approved	Approved Amount	Expenditures To Date	Balance as of 9/30/2025
FQ Sanchez Facility A&E	12/18/14	$208,054	$207,554	$500
FQ Sanchez Facility A&E – Amendment 1	5/12/21	$51,913	$50,123	$1,790
FQ Sanchez Facility A&E – Amendment 3	7/12/22	$189,450	$188,950	$500

4. Ethnography and Oral History

The Guam Preservation Trust, in collaboration with organizations involved in ethnography and oral history, will dedicate resources, research, and documents: 1) Historic places; and 2) Traditional cultural values and practices significant to Guam.

Action Outcomes
No proposals were received in this category; therefore, no funding was approved for FY25.

5. *Repair, Rehabilitation, Restoration, or Renovation of Historic Buildings and Structures*

The Guam Preservation Trust, in collaboration with other organizations and property owners, will dedicate resources for the care and treatment of deteriorating historic structures and buildings.

Action Outcomes

Project Name	Date Approved	Approved Amount	Expenditures To Date	Balance as of 9/30/2025
Inalåhan Baptist Church Fencing	4/20/23	$15,000	$0	$15,000
FQ Sanchez – GPT	8/9/23	$499,298	$0	$499,298
Inalåhan Baptist Church-Structural Assessment	12/13/23	$26,768	$0	$26.768
Inalåhan Baptist Church-Land Survey	5/8/24	$8,920	$0	$8,920
Archbishop Flores A&E	9/8/25	$145,819	$0	$145,819

6. *Archaeological Research*

The Guam Preservation Trust will work with the archaeological organizations to provide for archaeological research to better understand Guam's history.

Action Outcomes

Project Name	Date Approved	Approved Amount	Expenditures To Date	Balance as of 9/30/2025
FQ Sanchez Archaeological Monitoring	3/8/23	$30,000	$30,000	$0
Amendment 1	6/21/25	$13,850	$1,339.12	$12,511
Amendment 2	6/30/25	$5,263	$0	$5,263
Archaeological Technician Seminar	6/11/25	$500	$0	$500*
Guam Rock Art Study II	7/8/25	$17,075	$13,660	$3,415

*Project completed. Balance remains with GPT.

7. *Archival Research*

The Guam Preservation Trust, in collaboration with archival organizations, will develop and provide archival research that focuses on specific historic places or broad patterns of events significant in Guam's history for public education and appreciation.
Action Outcomes

No proposals were received in this category; therefore, no funding was approved in FY25.

8. *Grants Awarded to GPT*

The Guam Preservation Trust applied for and was awarded grants from local, federal, and national institutions to fund community outreach programs in preservation.

Action Outcomes

Project Name	Date Approved	Approved Amount	Expenditures To Date	Balance as of 9/30/2025
Take Care Grant – Heritage Communities are Healthy Communities	1/11/19	$3,000	$2,877	$123
Dept. of Interior – Atantano Heritage Preserve	6/25/21	$200,000	$167,302	$32,698
Guam Museum – I Hinanao-ta Exhibit	9/16/21	$33,599	$24,560	$9,039*
GEDA – Cannon Refurbishing transfer to Historic Revitalization Festival	12/16/21	$25,000	$21,871	$3,129
Dept. of the Navy – Hila'an Survey & Appraisal Modification 3	9/23/21 9/12/25	$150,000 $200,000	$17,351 $0	$132,649 $200,000
Office of the Attorney General – Education/Cooperation/Advocacy Programs (Onra Summit; TALES; Historic Revitalization Festival Hist Pres Tax Credit Workshop)	8/17/22	$200,000	$41,212	$158,788
FQ Sanchez Rehabilitation PL36-82	2/25/23	$3,500,000	$2,459,955	$1,040,045
Dept. of Interior – Historic Lujan House Critical Repair Project	8/15/24	$250,000	$0	$250,000
CAHA -Transmitting Anecdotes, Legends, Experiences & Stories	10/1/25	$10,000	$4,040	$5,960

HPEF - Hotnu/Outdoor Oven Repair Sponsorships (Capitol Kitchen $1000, First Hawaiian Bank $500, Bankpacific $500	1/15/25	$6,000 $2,000	$5,271 $2,000	$729
IARII – Archaeological Technician Training	3/13/25	$2,500	$1,980	$20*
NTHP – Tax Credit Workshop	3/19/25	$5,000	$0	$5,000
GVB – Historic Revitalization Festival	3/19/25	$10,000	$10,000	$0

*Project completed. Balance remains with GPT.

OVERVIEW OF THE FINANCIAL STATEMENTS
The Trust's financial discussion and analysis are intended to present the Guam Preservation Trust's financial statements that comprise of the basic financial statements and financial notes to present the financial position and operating results of the Guam Preservation Trust.

The statements are expected to provide the Trust's operational accountability information and to enable them to do the following:

- understand the true financial position of the Guam Preservation Trust, including capital and financial assets and long-term as well as short-term liabilities;

- determine whether the entity can continue to provide current service levels and meet its obligations as they become due; and

- determine the operating results of the entity, including the economic cost and the net cost of services, and assess the economy, efficiency, and effectiveness of operations.

The Statement of Net Position presents information on the Trust's assets and liabilities, and deferred inflows of resources (which is the acquisition of net assets by the Trust for future period) and deferred outflows (which is the outflow of net position which will be recognized in a future period). Net position may, over time, serve as an indicator to measure or gauge the Trust's financial condition. The Statement of Activities presents information on how the Trust's net position changed during the fiscal year. All the current year's revenue and expenses are reported in this profit and loss statement for some items that will only result in cash flows in the future fiscal period. The following analysis provides a summary of the Trust's net position as of September 30, 2025 and 2024:

	Statement of Net Position		% Change Increase	
	2025	2024	(Decrease)	$ Change
Assets:				
Cash and cash equivalents	$ 1,568,530	$ 2,376,834	(34.0%)	$ (808,304)
Investments	2,900,441	2,991,594	(3.0%)	(91,153)
Due from Government of Guam				
building permit fund, net	774,994	362,328	113.9%	412,666
Right-of-use asset	382	2,486	(84.6%)	(2,104)
Depreciable capital assets, net	25,492	30,233	(15.7%)	(4,741)
Nondepreciable capital assets	11,259,667	11,259,667	0.0%	-
Total assets	$ 16,529,506	$ 17,023,142	(2.9%)	$ (493,636)
Liabilities and Net Position:				
Accrued expenses	$ 291,914	$ 244,901	19.2%	$ 47,013
Grant deposit	8,000	8,000	0.0%	-
Compensated absences	51,900	57,159	(9.2%)	(5,259)
Lease liability	445	3,065	(85.5%)	(2,620)
Total liabilities	352,259	313,125	12.5%	39,134
Net position:				
Net investment in capital assets	1,374,840	1,381,685	(0.5%)	(6,845)
Restricted - non expendable	9,910,701	9,910,701	0.0%	-
Restricted - expendable	2,477,149	3,666,303	(32.4%)	(1,189,154)
Unrestricted	2,414,557	1,751,328	37.9%	663,229
Total net position	$ 16,177,247	$ 16,710,017	(3.2%)	$ (532,770)

	Statement of Activities		% Change Increase	
	2025	2024	(Decrease)	$ Change
Revenues:				
Grants and other support	$ 32,250	$ 74,496	(56.7%)	$ (42,246)
Building permit fees	1,537,666	1,194,808	28.7%	342,858
Recovery of bad debt	-	249,659	100.0%	(249,659)
Interest income	102,301	152,869	(33.1%)	(50,568)
Increase in fair value				
of investments	114,523	431,872	(73.5%)	(317,349)
Total revenues	1,786,740	2,103,704	(15.1%)	(316,964)
Expenditures:				
Expenditures	2,319,510	2,106,906	10.1%	212,604
Change in net position	(532,770)	(3,202)	16,538.7%	(529,568)
Beginning of year	16,710,017	16,713,219	(0.0%)	(3,202)
End of year	$ 16,177,247	$ 16,710,017	(3.2%)	$ (532,770)

Financial Overview
The Guam Preservation Trust is financially stable with strength in its current ratio of 3.1 that measures the Trust's ability to pay short-term obligations using current assets. The Trust is financially strong as it can withstand financial downturns or seasonal dips in revenue. This is also indicative in its cash ratio of 4.4 which means that $4.40 in cash and cash equivalents for every $1.00 of current liabilities (short-term debt due within one year). The risk of the Trust failing to meet its short-term obligations is extremely low.

Guam Preservation Trust Assets
The Trust has assets of $16,529,506 to include Non-depreciable Capital (Land) assets of $11,259,667, Investments of $2,900,441, Cash and Cash Equivalents of $1,568,530, due from Government of Guam $774,994, and other depreciable assets of $25,874.

Guam Preservation Trust Liabilities
The Trust has no long-term liabilities and other than Accrued Expense of $291,914, short-term liabilities total $60,345 of which $36,371 is due in one year and $15,974 is due after one year.

Revenues
The Guam Preservation Trust revenues derived from local and federal grants, individual and corporate donations, investment income, and Building Permit Fees administered by the Guam Department of Public Works. The Trust is a public corporation (501c3) and therefore is excluded from the Government of Guam Budget Act.

Total revenue for fiscal year ending 2025 is $1,786,740, a decrease of $316,964 or 15% from FY2024 total of $2,103,704. In 2025, the Trust received $1,537,666 from building permit fees; $32,250 from grants and donations, and $102,301 from investment income.

Building Permit Revenues Collections
For fiscal year 2025, a total of $1,537,666 was collected from building permit fees to the Guam Preservation Trust, an increase of $342,858 or 29% from the FY 2024 total of $1,194,808. This increase is attributed solely to the increase in construction activity in FY2025. Construction activity can be as large as hotel development or as small as renovation on a home or existing small structure.

Investments
Investment income for FY2025 is $102,301, a decrease of 33% or $50,568 from FY2024 total of $152,869. This is attributed to an decrease in fair value of investments for FY2025 ($114,523) from FY2024 ($431,872). Total investment for FY2025 is $2,900,441, a decrease of $91,153 or 3% from FY2024 total of $2,991,594. The decrease is attributed to drawdowns to fund capital projects such as the rehabilitation, construction administration, and archaeological monitoring of the Historic F.Q. Sanchez School, and funding the First Historic Revitalization Festival and securing fencing for the Baptist Church in Inalåhan.

Expenditures

Overall expenditures for FY2025 are $2,319,510, an increase of $212,604 or 10% from FY 2024 of $2,106,906. This is attributed mostly to the increase in capital project expenditures in FY2025 such as the Historic F. Q. Sanchez School project.

Contacting the Trust's Financial Management

This financial report is designed to provide a general overview of the Trust's finances and to demonstrate the Trust's accountability for the money it receives. If you have questions about this report, or need additional information, please contact Joe Quinata or Ruby Santos at the Guam Preservation Trust P.O. Box 3036 Hagåtña, Guam 96932 or e-mail jqpreservation@guam.net or rspreservation@guam.net Tel: (671)472-9439/40.

Guam Preservation Trust
(A Component Unit of the Government of Guam)

Governmental Funds Balance Sheet/Statement of Net Position
September 30, 2025

	General Fund	Adjustments	Statement of Net Position
Assets:			
Cash and cash equivalents	$ 1,568,530	$ -	$ 1,568,530
Investments	2,900,441	-	2,900,441
Due from Government of Guam			
building permit fund, net	774,994	-	774,994
Right of use asset - equipment	-	382	382
Depreciable capital assets, net	-	25,492	25,492
Nondepreciable capital assets	-	11,259,667	11,259,667
Total assets	$ 5,243,965	$ 11,285,541	$ 16,529,506
Liabilities and Fund Balance/Net Position:			
Accrued expenses	$ 291,914	$ -	$ 291,914
Grant deposit	8,000	-	8,000
Long-term liability			
Due in one year	-	36,371	36,371
Due after one year	-	15,974	15,974
Total liabilities	299,914	52,345	352,259
Fund balance:			
Restricted	1,591,300		
Committed	885,849		
Unassigned	2,466,902		
Total fund balance	4,944,051	(4,944,051)	
Total liabilities and fund balance	$ 5,243,965		
Net position:			
Net investment in capital assets		1,374,840	1,374,840
Restricted - non-expendable		9,910,701	9,910,701
Restricted - expendable		2,477,149	2,477,149
Unrestricted		2,414,557	2,414,557
Total net position		$ 16,177,247	$ 16,177,247

See accompanying notes to financial statements.

Guam Preservation Trust
(A Component Unit of the Government of Guam)

Statement of Governmental Fund Revenues, Expenditures and
Changes in Fund Balance/Statement of Activities
Year ended September 30, 2025

	General Fund	Adjustments	Statement of Activities
Revenues:			
Building permit fees	$ 1,537,666	$ -	$ 1,537,666
Grants and other support	32,250	-	32,250
Investment income	102,301	-	102,301
Increase in fair value of investment	114,523	-	114,523
Total revenues	1,786,740	-	1,786,740
Expenditures:			
Program services – projects/grants	1,650,605	-	1,650,605
Supporting services:			
Personnel	511,761	(5,775)	505,986
Contractual	66,094	-	66,094
Supplies and equipment rental	31,135	(2,537)	28,598
Trust fund and investment fees	28,063	-	28,063
Utilities	12,774	-	12,774
Insurance	10,148	-	10,148
Depreciation	-	4,741	4,741
Communication	4,015	-	4,015
Miscellaneous	2,619	-	2,619
Amortization of lease expense	-	2,537	2,537
Travel	2,504	-	2,504
Advertising	826	-	826
	669,939	(1,034)	668,905
Total expenditures/expenses	2,320,544	(1,034)	2,319,510
Excess of expenditures over revenues	(533,804)	533,804	-
Decrease in net position	-	(532,770)	(532,770)
Fund balance/net position:			
Beginning of year	5,477,855	11,232,162	16,710,017
End of year	$ 4,944,051	$ 11,233,196	$ 16,177,247

See accompanying notes to financial statements.

(1) Organization

The Guam Preservation Trust (the Trust) was established by Public Law 20-151 dated March 21, 1990 (as amended by Public Law 21-07 on April 19, 1991 and amended by Public Law 27-89 on May 6, 2004) as a public, non-profit corporation.

The Trust is a component unit of the Government of Guam. The Trust is governed by a Board of Directors (the Board), who shall be appointed by the Governor of Guam with the advice and consent of the Guam Legislature. Employees of the Trust are not Government of Guam employees and, accordingly, do not participate in the Government of Guam's retirement system.

The Trust was created for the following purposes:

- To seek local grants, federal grants and donations;
- To acquire title to threatened Guam properties for the preservation of their value whether in fee simple, leasehold, or by easement, through donation, transfer, dedication, purchase and eminent domain;
- To award grants for archaeological investigations;
- To prepare a Guam Preservation Trust Master Plan (the Plan) identifying by order of priority, the buildings, structures and sites which in the opinion of the Trust are deserving of preservation and which shall be preserved. The Trust shall hold a public hearing on the proposed plan and shall transmit the Plan to I Liheslaturan Guahan sixty (60) days prior to its implementation;
- To support other activities directly related to increasing public appreciation of and benefit from historical places.

(2) Summary of Significant Accounting Policies

The Trust's basic financial statements consist of government-wide statements, including a statement of net position and a statement of activities, and fund financial statements which provide a more detailed level of financial information.

(2) Summary of Significant Accounting Policies, continued

The financial statements of the Trust are prepared in accordance with U.S. generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is the recognized standard-setting body for establishing Governmental Accounting and Financial Reporting Principles.

Government-wide Financial Statements

The Statement of Net Position presents the reporting entity's non-fiduciary assets and deferred outflows of resources, and liabilities and deferred inflows of resources with the difference reported as net position. Net position is reported in the following categories:

- *Net investment in capital assets* consists of capital assets, net of accumulated depreciation and reduced by outstanding balances for bonds, notes and other debt that are attributed to the acquisition, construction or improvement of those assets.

- *Restricted net position – non-expendable* consists of permanent funds in which donors or other outside sources have stipulated that the principal is to be maintained inviolate and in perpetuity and invested for the purpose of producing present and future income, which may either be expended or added to the principal.

- *Restricted net position - expendable* consists of resources in which the Trust is legally or contractually obligated to spend resources in accordance with restrictions either externally imposed by creditors, grantors, contributors, and the like, or imposed by law.

- *Unrestricted net position* consists of net position which does not meet the definition of the three preceding categories. Unrestricted net position often is designated (for example, internally restricted), to indicate that management does not consider such to be available for general operations.

Measurement Focus/Government-wide and Fund Financial Statements

The government-wide financial statements are prepared using a flow of economic resources measurement focus. The governmental-wide financial statements are reported using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Non-exchange transactions, in which the Trust gives (or receives) value without directly receiving (or giving) equal value in exchange, include grants and donations. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

(2) Summary of Significant Accounting Policies, continued

Measurement Focus/Government-wide and Fund Financial Statements, continued

The governmental fund financial statements of the Trust are accounted for using a flow of current financial resources measurement focus. The statement of governmental fund revenues, expenditures and changes in fund balance reports on the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared.

The modified accrual basis of accounting is used by governmental funds. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they become both measurable and available). "Measurable" means that the amount of the transaction can be determined and "available" means that the amount of the transaction is collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. A one-year availability period is used for revenue recognition for all governmental fund type revenues. Expenditures are recorded when the related fund liability is incurred.

Fund Financial Statements

The Trust uses one governmental fund to report on its financial position and results of operations. The operations of this fund are accounted for with a self-balancing set of accounts that comprises its assets, liabilities, fund equity, revenues and expenditures.

Separate financial statements are provided for Governmental funds. The Trust presents a balance sheet and a statement of revenues, expenditures and changes in fund balance for its government fund. The ending fund balance on the balance sheet is then reconciled to the ending governmental net position.

Adjustments required to reconcile total governmental fund balance to net position of governmental activities in the statement of net position as of September 30, 2025, are as follows:

(2) Summary of Significant Accounting Policies, continued

Fund Financial Statements, continued

Fund balance – governmental funds	$	4,944,051
Add – capital assets and lease asset		11,285,541
Less – lease liability		(445)
Less – compensated absences payable		(51,900)
Net position of governmental activities	$	16,177,247

Adjustments required to reconcile net change in total governmental fund balance to change in net position of governmental activities in the statement of activities for the year ended September 30, 2025, are as follows:

Net change in fund balances – governmental funds	$	(533,804)
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the costs of those assets are allocated over their estimated useful lives as depreciation expense. This is the amount by which the capital outlays exceeded depreciation.		(4,741)
Some income and expenses reported in the statement of activities do not affect the current financial resources and therefore are not reported as income and expenditures in the governmental funds. For the current year, these activities consist of personnel and equipment rental, and amortization of lease expense.		5,775
Change in net position of governmental activities	$	(532,770)

(2) Summary of Significant Accounting Policies, continued

Fund Financial Statements, continued

Fund Balance

Fund balance classifications are based on the extent to which the Trust is bound to honor constraints on the specific purposes for which amounts in those funds can be spent and are reported under the following fund balance classifications:

- Non-spendable - includes fund balance amounts that cannot be spent either because it is not in spendable form or because of legal or contractual constraints.
- Restricted - includes fund balance amounts that are constrained for specific purposes which are externally imposed by providers, such as creditors or amounts constrained due to constitutional provisions or enabling legislation.
- Committed - includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of the highest level of decision-making authority which is the Board. Formal action required to establish a committed fund balance typically includes formal approval by the Board. Once committed, these funds cannot be used for any other purpose unless the same formal action is taken to modify or rescind the commitment.
- Assigned - includes fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The authority to assign amounts to specific purposes lies with the Board.
- Unassigned - includes amounts that are available for any purpose in the General Fund. This classification is only used for the General Fund or for negative fund balances in other governmental funds when expenditures incurred for specific purposes exceed the amounts that are available within those funds.

Cash and Cash Equivalents

For the purpose of presentation in the Governmental Funds balance sheet/statement of net position, cash and cash equivalents consist of cash balances deposited in banks and money market accounts.

(2) Summary of Significant Accounting Policies, continued

Investments

Investments are recorded at fair value. Fair value is the amount at which a financial instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale and are primarily determined based on quoted market values.

Capital Assets

Capital assets are stated at cost at the date of acquisition. Capital assets are defined by the Trust as assets with an anticipated life or useful value of property over one year. The costs of normal maintenance and repairs that do not add to the asset value or materially extend the useful life of the assets are expensed. Donated capital assets are recorded at estimated fair market value at the date of donation. Capital assets are depreciated over a period of 3 to 25 years using the straight-line method. Construction in progress includes acquisition and other costs deemed necessary for the restoration and the development of a master plan for the future use of assets acquired.

Impairment of Capital Assets

In accordance with GASB Statement No. 42, *Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries,* the Trust evaluates prominent events or changes in circumstances affecting capital assets to determine whether impairment of a capital asset has occurred.

A capital asset generally should be considered impaired if both (a) the decline in service utility of the capital asset is large in magnitude; and (b) the event or change in circumstances is outside the normal life cycle of the capital asset. Impaired capital assets that will no longer be used are reported at the lower of carrying value or fair value.

Revenue Recognition

Revenues are recorded upon notification of receipt of building permit fees by the Government of Guam's Department of Administration.

(2) Summary of Significant Accounting Policies, continued

Revenue Recognition, continued

Revenues of the Trust are comprised of building permit fees and interest earned on cash and investment balances. Public Law 20-151, Section 13, provides that the Trust will receive building permit fees and re-inspection fees collected by the Department of Public Works of the Government of Guam and fines for vandalism and unlawful taking of historic properties.

Public Law 36-107 amended Article 6, Chapter 76, Title 21 of the Guam Code Annotated, to allow for 100% of all building permit fees to be deposited in the Trust's fund. This became effective starting fiscal year ending September 30, 2023.

Income Taxes

The Trust is exempt from Guam income taxes under Section 501(c)(3) of the Guam Territorial Income Tax Law.

Compensated Absences

GASB Statement No. 101, *Compensated Absences*, provides that liabilities for vacation leave and other compensated absences, excluding sick leave, will be accrued provided the leave is attributable to past service.

The Trust compensates its employees for annual leave as follows:

- One half day (4 hours) for each full biweekly pay period in the case of employees with less than (1) to five (5) years of service;
- Three-fourths day (6 hours) for each biweekly pay period except that for accrual for the last full biweekly pay period in the year shall be one and one-fourth (10 hours) in the case of employees with six (6) to ten (10) years of service; and
- One day (8 hours) for each full biweekly pay period in the case of employees with eleven (11) or more years of service.

Employees entitled to annual leave may accumulate up to four hundred eighty (480) hours thereof. Any annual leave earned by eligible employees in excess of four hundred eighty (480) hours shall be automatically credited to such employee's accumulated sick leave, provided, that not more than one hundred (100) hours shall be credited to said sick leave.

(2) Summary of Significant Accounting Policies, continued

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Leases

In June 2017, GASB issued Statement No, 87, *Leases*. The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This Statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and as inflows of resources or outflows of resources recognized based on the payment provisions of the contract. The implementation of this statement did not have a material effect on the accompanying financial statements.

Recently Adopted Accounting Pronouncements

During the year ended September 30, 2025, the Trust adopted the following pronouncements.

In June 2022, GASB issued Statement No. 101, *Compensated Absences*. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The unified recognition and measurement model in this Statement will result in a liability for compensated absences that more appropriately reflects when a government incurs an obligation. In addition, the model can be applied consistently to any type of compensated absence and will eliminate potential comparability issues between governments that offer different types of leave. The implementation of this statement did not have a material effect on the accompanying financial statements.

(2) Summary of Significant Accounting Policies, continued

Recently Adopted Accounting Pronouncements, continued

In December 2023, GASB issued Statement No. 102, Certain Risk Disclosures. The primary objective of this Statement is to provide users of the government financial statements with essential information about risks related to a government's vulnerabilities due to ascertain concentrations or constraints. This Statement requires a government to assess whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. Additionally, this Statement requires a government to assess whether an event or events associated with a concentration or constraint that could cause the substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued. Management is evaluating the effect that this Statement, upon implementation, will have on the financial statements. The implementation of this disclosure statement has resulted in a new disclosure.

New Accounting Standards

In April 2024, GASB issued Statement No. 103, Financial Reporting Model Improvements. The objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement also addresses certain application issues. The requirements for MD&A will improve the quality of the analysis of changes from the prior year, which will enhance the relevance of that information. They also will provide clarity regarding what information should be presented in MD&A. The requirements for the separate presentation of unusual or infrequent items will provide clarity regarding which items should be reported separately from other inflows and outflows of resources. The definitions of operating revenues and expenses and of nonoperating revenues and expenses will replace accounting policies that vary from government to government, thereby improving comparability.

The model also will result in a more robust estimate of the amount of compensated absences that a government will pay or settle, which will enhance the relevance and reliability of information about the liability for compensated absences. GASB Statement No. 101 will be effective for the fiscal year ending September 30, 2026.

The Trust is currently evaluating the effects the above upcoming accounting pronouncement might have on its financial statements.

(3) Cash and Cash Equivalents and Investments

In accordance with GASB Statement No. 40, *Deposit and Investment Risk Disclosures*, the Trust has assessed the custodial credit risk, interest rate risk, credit risk, and concentration of credit risk of its cash and cash equivalents, and investments.

Custodial Credit Risk

Custodial credit risk for cash and cash equivalents and investments is the risk that in the event of the failure of the counterparty to the transaction, the Trust's deposits and investments may not be returned to it. The Trust does not have a deposit and/or investment policy for custodial credit risk. As of September 30, 2025, cash and cash equivalents and investments were held by depositories totaling $4,468,971 of which $1,750,000 were insured and $2,718,971 were uninsured and uncollateralized. Based on negotiated trust and custody contracts, all of the investments were held in the Trust's name by the Trust's custodial financial institution at September 30, 2025.

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. To minimize interest rate risk, a majority of the Trust's investments have maturities of one year or less. This reduces the impact of interest rate movements seen with longer maturity investments.

Concentration of Credit Risk

Concentration of credit risk for investments is the risk of loss attributed to the magnitude of an entity's investment in a single issuer. The Trust minimized credit risk losses by limiting investments to low-risk securities. The following represents the Trust's investments as of September 30, 2025:

Type	Amount	% of Portfolio
Exchange traded funds (ETFs)	$ 2,124,316	73%
Mutual funds	528,040	18%
Equities	248,085	9%
	$ 2,900,441	100%

(3) Cash and Cash Equivalents and Investments, continued

Investments Measured at Fair Value

The Trust categories its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The following presents the Trust's assets carried at fair value by fair value hierarchy at September 30, 2025:

	Total	Level 1	Level 2	Level 3
Investments by fair value:				
Exchange-traded funds (ETFs)	$ 2,124,316	$ 2,124,316	$ -	$ -
Mutual funds	528,040	528,040	-	-
Equities	248,085	248,085	-	-
Total investments by fair value level	$ 2,900,441	$ 2,900,441	$ -	$ -

At September 30, 2025, the Trust had the following investment maturities:

Investment type	< 1 Year	1 - 5 Years	6-10 Years	> 10 Years	Total
Exchange-traded funds (ETFs)	$ 2,124,316	$ -	$ -	$ -	$ 2,124,316
Mutual funds	528,040	-	-	-	528,040
Equitities	248,085	-	-	-	248,085
	$ 2,900,441	$ -	$ -	$ -	$ 2,900,441

(4) Due from/to Government of Guam Building Permit Fund

The Trust records amounts due from the Government of Guam Building Permit Fund for accumulated building permit fees and re-inspection fees collected and deposited with the Treasurer of Guam by the Government of Guam's Department of Public Works but not yet transferred to the Trust. Management of the Trust is of the opinion that such balances are due and payable to the Trust. The Trust recorded an allowance for uncollectible receivables totaling $1,289,000 as of September 30, 2025.

(5) Capital Assets

The following is a summary of the changes in capital assets for the year ended September 30, 2025:

	Beginning Balance 10/1/2024	Additions	Transfers and Disposals	Ending Balance 9/30/2025
Capital assets depreciated:				
Furniture, fixtures, and equipment	$ 127,847	$ -	$ -	$ 127,847
Less accumulated depreciation	(97,614)	(4,741)	-	(102,355)
Net capital assets depreciated	$ 30,233	$ (4,741)	$ -	$ 25,492
Capital assets not depreciated:				
Construction-in-progress	$ 806,548	$ -	$ -	$ 806,548
Land	10,453,119	-	-	10,453,119
Total capital assets not depreciated	$11,259,667	$ -	$ -	$11,259,667
Right-of-use asset (Note 9)				$ 382

In February 2014, the Trust received donated land with a fair market value of approximately $9.9 million at the date of donation. The donor placed restrictions over the use of the land in perpetuity. Accordingly, the Trust recorded the land as a component of permanently restricted – nonexpendable in the accompanying statement of net position.net position.

During the year ended September 30, 2024, the Trust entered into a $4 million contract related to the rehabilitation of a structure in Southern Guam. The primary funding source for the rehabilitation is Public Law 36-82 which provided $3.5 million for this project. The remaining funds will be provided by the operating funds of the Trust. At September 30, 2025, costs totaling $2,733,243 under this contract are reflected as a component of Program Services in the accompanying financial statements. This amount is inclusive of $273,328

(5) Capital Assets, continued

of unpaid costs which are reflected as a component of accrued expenses in the accompanying financial statements.

(6) Commitments and Contingencies

In December 2010, the Trust entered into a memorandum of agreement with the Guam Department of Parks and Recreation and the State Historic Preservation office regarding the obligations and rights with respect to the occupancy and the maintenance of the Jose P. Lujan House ("Lujan House"). In exchange of using the Lujan House for office space at no cost, the Trust is required to pay for certain costs, including utilities and insurance for the building. The term of the agreement will be for 25 years with a 5-year option to renew at the end of the term.

(7) Employees' Retirement Plan

Employees of the Trust are not classified as Government of Guam employees and do not participate in the Government of Guam Employees' Retirement System. Instead, the Trust's Board of Directors, through Resolution 0806-31, approved the adoption of a Simple IRA Retirement Plan.

Employees can contribute up to the maximum allowable limit and the Trust offers a matching contribution of up to three percent (3%) of the gross annual salary of employees. To qualify, employees must complete one year of service with the Trust.

For the year ended September 30, 2025, the retirement contribution amounted to $10,129 which is included as a component of personnel services in the accompanying Statement of Government Fund Revenues, Expenditures and Changes in Fund Balance/Statement of Activities.

(8) Long-Term Liability

A summary of changes in long-term liability during fiscal year 2025 is as follows:

	Outstanding at 10/1/2024	Increase	Decrease	Outstanding at 9/30/2025	Current	Noncurrent
Compensated absenses	$ 57,159	$ 32,454	$ (37,713)	$ 51,900	$ 35,926	$ 15,974
Lease liability (Note 9)	3,065	-	(2,620)	445	445	-
	$ 60,224	$ 32,454	$ (40,333)	$ 52,345	$ 36,371	$ 15,974

(9) Leases

A summary of future lease payments is as follows:

Year ending September 30,	Principal	Interest	Total
2026	$ 445	$ 2	$ 447
	$ 445	$ 2	$ 447

The Trust leases a photocopier for use in administrative and grant-related activities. The lease contract was effective on August 1, 2020, for a 5-year period and requires a monthly minimum payment of $223. The contract also includes a variable payment when the Trust exceeds its monthly allotted printed copies. The variable payment was not included in the calculation of the right-of-use asset. For the year ended September 30, 2025, the measurement of the right-of-use asset, net of accumulated amortization of $4,590.

(10) Risk

The Trust derives approximately 85% of its operating revenues from permit fees related to construction and development activities. Such revenues are dependent upon the level of economic and construction activity within Guam. A significant decline in development activity could have a substantial impact on the Trust's net position and activities.

(11) Date of Management's Review

In preparing the accompanying financial statements and these footnotes, management has evaluated subsequent events through March 20, 2026, which is the date the financial statements were available to be issued. There were no such other events requiring disclosure.

Guam Preservation Trust
(A Component Unit of the Government of Guam)

Governmental Funds
Balance Sheet/Statement of Net Position
September 30, 2025
(With comparative totals as of September 30, 2024)

	General Fund		Statement of Net Position	
	2025	2024	2025	2024
Assets:				
Cash and cash equivalents	$ 1,568,530	$ 2,376,834	$ 1,568,530	$ 2,376,834
Investments	2,900,441	2,991,594	2,900,441	2,991,594
Due from Government of Guam				
building permit fund, net	774,994	362,328	774,994	362,328
Right-of-use asset	-	-	382	2,486
Depreciable capital assets, net	-	-	25,492	30,233
Nondepreciable capital assets	-	-	11,259,667	11,259,667
Total assets	$ 5,243,965	$ 5,730,756	$ 16,529,506	$ 17,023,142
Liabilities and Net Position:				
Accrued expenses	$ 291,914	$ 244,901	$ 291,914	$ 244,901
Grant deposit	8,000	8,000	8,000	8,000
Long-term liability:				
Due in one year	-	-	36,371	36,144
Due after one year	-	-	15,974	24,080
Total liabilities	299,914	252,901	352,259	313,125
Fund balance:				
Restricted	1,591,300	2,792,736		
Commited	885,849	873,567		
Unassigned	2,466,902	1,811,552		
Total fund balance	4,944,051	5,477,855		
Total liabilities and fund balance	$ 5,243,965	$ 5,730,756		
Net position:				
Net investment in capital assets			1,374,840	1,381,685
Restricted - non expendable			9,910,701	9,910,701
Restricted - expendable			2,477,149	3,666,303
Unrestricted			2,414,557	1,751,328
Total net position			$ 16,177,247	$ 16,710,017

Guam Preservation Trust
(A Component Unit of the Government of Guam)

Statement of Governmental Fund Revenues, Expenditures and
Changes in Fund Balance/Statement of Activities
Year ended September 30, 2025
(With comparative totals for the year ended September 30, 2024)

	General Fund		Statement of Activities	
	2025	2024	2025	2024
Revenues:				
Grants and other support	$ 32,250	$ 74,496	$ 32,250	$ 74,496
Building permit fees	1,537,666	1,194,808	1,537,666	1,194,808
Recovery of bad debt	-	249,659	-	249,659
Investment income	102,301	152,869	102,301	152,869
Increase in fair value of investments	114,523	431,872	114,523	431,872
Total revenues	1,786,740	2,103,704	1,786,740	2,103,704
Expenditures:				
Program services - projects/grants	1,650,605	1,469,331	1,650,605	1,469,331
Supporting services:				
Personnel	511,761	477,414	505,986	470,364
Contractual	66,094	43,907	66,094	43,907
Supplies and equipent rental	31,135	28,895	28,598	26,358
Trust fund and investment fees	28,063	37,175	28,063	37,175
Utilities	12,774	12,781	12,774	12,781
Insurance	10,148	10,791	10,148	10,791
Depreciation expense	-	-	4,741	6,904
Communication	4,015	4,182	4,015	4,182
Miscellaneous	2,619	860	2,619	860
Amortization of lease expense	-	-	2,537	2,537
Travel	2,504	18,164	2,504	18,164
Advertising	826	3,552	826	3,552
Capital outlays	-	389,670	-	-
Total support services	669,939	1,027,391	668,905	637,575
Total expenditures/expenses	2,320,544	2,496,722	2,319,510	2,106,906
Excess (deficiency) of revenues over expenditures	(533,804)	(393,018)	-	-
Increase in net position	-	-	(532,770)	(3,202)
Beginning of year	5,477,855	5,870,873	16,710,017	16,713,219
End of year	$ 4,944,051	$ 5,477,855	$ 16,177,247	$ 16,710,017

See Independent Auditor's Report.

Guam Preservation Trust
(A Component Unit of the Government of Guam)

Schedule of Commited and Restricted Funds
As of September 30, 2025

Description	Grant no.	Date Approved	Grant amount	Year-to-date expenditures FYE 09/30/24	Expenditures year-ended 09/30/25	Outstanding encumbrance 09/30/2025
FQ Sanchez A&E - Rim Architects	HS15-01	12/18/14	$ 208,054	$ 207,554	$ -	$ 500
(F.Q. Sanchez A&E Update on Certification) - Rim Architects	HS15-01-b	05/12/21	51,913	50,124	-	1,789
FQ Sanchez Amendment 3	HS15-01-c	07/12/22	189,450	45,468	143,482	500
Guam Congress/Legislature - BME & Sons	HS15-03	05/18/15	2,759,278	2,758,379	-	899
Change Order		07/12/16	24,101	-	-	24,101
Teaching with Historic Places	BP15-16	08/13/15	14,400	11,348	2,600	452
Capital Development Fund	BP17-10	07/10/17	20,000	266	-	19,734
Latte in the Marianas Art Icon in the Marianas	BP19-02	10/15/18	5,428	5,415	-	13
Archbishop Flores House Fencing	BP19-05	04/13/18	10,000	7,493	-	2,507
Atanatano Archaeology Workshop	BP20-07b	07/08/20	2,500	-	-	2,500
Section 106 Essentials Training	BP20-10	01/17/20	7,000	-	-	7,000
Board Orientation	BP20-11	03/11/20	800	-	-	800
Cliff Condo Renovation	BP20-12	07/08/20	9,000	8,000	-	1,000
Archaeology Technician Certificate	BP21-04	05/12/21	2,500	1,819	-	681
Five Year Strategic Plan	BP22-02	02/09/22	25,000	3,641	-	21,359
Internship Program	BP22-04	03/09/22	16,000	4,000	-	12,000
Architecture Book Reprint	BP23-03	12/14/22	8,000	7,686	-	314
Archbishop Flores House Cleanup	BP23-05	2/8/23	1,200	1,140	-	60
Malesso' Revitalization Plan-AIA	BP23-07	4/20/23	65,000	-	-	65,000
Chamorro Association of the Midwest	BP23-08	4/20/23	1,000	-	-	1,000
Marianas History Conference	BP23-09	8/9/23	6,000	396	-	5,604
Inalahan Baptist Church Fencing	HS23-01	4/20/23	15,000	-	-	15,000
F.Q. Sanchez Archaeological Monitoring-Kleinfelder	HS23-02	2/8/23	30,000	11,436	18,564	-
F.Q. Sanchez Archaelogical Monitoring Amendment 1	HS25-01	6/21/25	13,850	-	1,339	12,511
Amendment 2		6/30/25	5,263	-	-	5,263
F.Q. Sanchez PL 36-82 (GPT Board Motion)	HS23-03b	8/9/23	499,298	-	-	499,298
Inalahan Baptist Church - Structual Assessment	BP24-02	12/13/23	26,768	-	-	26,768
Land Survey		5/8/24	8,920	-	-	8,920
National History/ Guam History Day	GPTG24-01	3/13/24	30,300	30,258	-	42
Hontnu/Outdoor Oven Repair	BP25-02b	6/11/25	500	-	-	500
So we Leapt, Para I Hinanao-ta Mo'na	BP25-06	6/11/25	10,000	-	10,000	-
Archaeological Technician Training Seminar	BP25-03	6/11/25	500	-	-	500
Guam Rock Art Study - II	GPTG25-01	7/8/25	17,075	-	13,660	3,415
Archbishop Flores House - A&E Provido, Tan Jones Architects	HS25-02	9/8/25	145,819	-	-	145,819
Total Committed Funds						885,849
Awarded grants:						
Heritage Communities are Healthy Communities	BP19-04	01/11/19	3,000	2,877	-	123
Pacific Preservation Technologies Grant	BP19-10	04/29/19	94,801	94,601	-	200
World Heritage Training & Workshop Opportunities	BP19-14	09/06/19	63,217	61,391	-	1,826
Ekungok I Estoriata	BP21-02	10/30/20	6,563	6,145	-	418
Atantano Heritage Preserve	BP21-05	06/25/21	200,000	167,301	-	32,699
I Hinanao-ta Exhibit (MOA) Guam Museum	BP21-06	09/16/21	33,599	24,560	-	9,039
Cannon Refurbishing Project (GEDA)	BP22-01	12/16/21	25,000	-	-	25,000
Hila'an Survey & Appraisal	BP22-03	09/23/21	150,000	17,351	-	132,649
Modification#3		9/12/2025	200,000	-	-	200,000
Education/ Cooperation/ Advocacy Programs-AG Office	BP23-01	8/17/2022	200,000	37,293	3,919	158,788
F.Q. Sanchez PL 36-82 (Construction)-BME & Sons	HS23-03	2/25/2022	3,500,000	1,321,925	1,411,318	766,757
Historic Jose P. Lujan - Guam Institute of Critical Repair Project	BP24-01	8/5/2024	250,000	-	-	250,000
Transmitting Anecdotes, Legends, Experiences & Stories - CAHA	BP25-01	10/1/2025	10,000	-	4,077	5,923
Hontnu/Outdoor Oven Repair - Hist Pres Education Foundation	BP25-02	1/15/2025	6,000	-	5,271	729
Sponsorships (First Hawaiian Bank, Bankpacific, Capitol Kitchen			2,000	-	2,000	-
Archaeological Technician Training Seminar - IARII	BP25-03	3/13/2025	2,500	-	2,480	20
Tax Credit Workshop - NTHP	BP25-04	3/19/2025	5,000	-	-	5,000
Historic Revitalization Festival (reappropriated from GEDA 22-01)	BP25-05a		25,000	-	21,871	3,129
Historic Revitalization Festival - GVB	BP25-05b		9,000	-	10,000	(1,000)
Total Restricted						1,591,300
Total restricted - expendable						$ 2,477,149

See Independent Auditor's Report.

Doc. No. 38GL-26-2687.*

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

The Board of Directors
Guam Preservation Trust

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the General Fund of the Guam Preservation Trust (the Trust), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Trust's basic financial statements, and have issued our report thereon dated March 20, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Trust's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Trust's internal control. Accordingly, we do not express an opinion on the effectiveness of the Trust's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Trust's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Saipan Office
1930 Picarro Lane, I Liyang
P.O. Box 504053, Saipan, MP 96950
Tel Nos. (670) 235-8722 (670) 233-1837
Fax Nos. (670) 235-6905 (670) 233-8214

Guam Office
333 South Marine Corps Drive
Tamuning, Guam 96913
Tel Nos. (671) 646-5044 (671) 472-2680
Fax Nos. (671) 646-5045 (671) 472-2686

Palau Office
PIDC Apartment No. 11
PO Box 1266 Koror, PW 96940
Tel Nos. (680) 488-8615
Fax Nos. (680) 488-8616

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Burger Comer & Associates

Tamuning, Guam
March 20, 2026