Outlook

Messages & Communications Doc. No. 38GL-26-3179 through 3189.

From 38th Committee On Rules <committeeonrules@guamlegislature.gov>
Date Tue 11/10/2026 9:58 AM
To Guam Legislature Clerks <clerks@guamlegislature.gov>
Cc Frank Blas Jr. <speakerblas@guamlegislature.gov>

6 attachments (15 MB)
111026COMM Doc. No. 38GL-26-3181.pdf; 111026COMM Doc. No. 38GL-26-3183.pdf; 111026COMM Doc. No. 38GL-26-3185.pdf; 111026COMM Doc. No. 38GL-26-3186.pdf; 111026COMM Doc. No. 38GL-26-3187.pdf; 111026COMM Doc. No. 38GL-26-3189.pdf;

Håfa Adai Clerks Office,
Please see attached, **Messages & Communications Doc. No. 38GL-26-3179 through 3189** for processing:

√	**38GL-26-3179**	Department of CHamoru Affairs	Notice of Intent for the Above-Step Recruitment of Johnathan G. Patton as Historic Preservation Specialist II and Vinessa P. Duenas as Historic Preservation Specialist II*
√	**38GL-26-3180**	Guam Department of Education	Guam Education Board Regular Board Meeting Packet for October 27, 2026 and October 29, 2026*
√	**38GL-26-3181**	Bureau of Statistics and Plans	FY2026 4th Quarter Report on Locally Produced Agricultural and Fish Products Purchased by the Government of Guam*
	38GL-26-3182	Bureau of Budget and Management Research	American Rescue Plan Act of 2021 and Infrastructure Investment and Jobs Act Allocation Reports for period ending October 31, 2026*
√	**38GL-26-3183**	Department of Public Health and Social Services	Guam Department of Education (GDOE) Public Schools Variance Report for the month of October 2026*
√	**38GL-26-3184**	Guam Memorial Hospital Authority	Board of Trustees Meeting Packet for October 27, 2026*
√	**38GL-26-3185**	Department of Public Health and Social Services	Prior Year Obligation to pay Guam Memorial Hospital Authority in the total amount of $8,123.68*
√	**38GL-26-3186**	Department of Public Health and Social Services	Prior Year Obligation to pay Laura Jano in the total amount of $407.00*
√	**38GL-26-3187**	Department of Public Health and Social Services	Prior Year Obligation to pay Lumina LLC dba: Mangilao Dental in the total amount of $2,795.40*
√	**38GL-26-3188**	Consolidated Commission on Utilities	Board Books file for Guam Waterworks Authority Work Session Packet for October 20, 2026; Board Books file for Guam Power Authority Work Session Packet for October 22, 2026; and Board Books file for Consolidated Commission on Utilities Regular Board Meeting Packet for October 27, 2026*
√	**38GL-26-3189**	Guam Housing Corporation	Board Meeting Packet for October 30, 2026*

Please retrieve Doc. No. 38GL-26-3184 and 3188 from link below:

Messages & Communications Physical Scanned Copy - Google Drive

Kindly reply to this email.

Si Yu'os ma'åse',

Marie Crisostomo

Committee on Rules Assistant

COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson

I Mina'trentai Ocho Na Liheslaturan Guåhan

38th Guam Legislature

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Messages and Communications 38GL-26-3189*

2 messages

Speaker Frank Blas Jr. <speakerblas@guamlegislature.gov> Mon, Nov 9, 2026 at 4:37 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-26-3189

38GL-26-3189	Guam Housing Corporation	Board Meeting Packet for October 30, 2026*

Si Yu'os Ma'åse'

Bernice Rivera

Administrative Assistant

Office of Speaker Frank F. Blas, Jr.

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

Guam Congress Building, 163 Chalan Santo Papa, Hagatña

(671)969-6456
speakerblas@guamlegislature.gov

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---------- Forwarded message ---------
From: **Athena Tenorio** <athena.tenorio@ghc.guam.gov>
Date: Fri, Nov 6, 2026 at 10:15 AM
Subject: Guam Housing Corporation – Board Meeting: October 30, 2026; Full Packet
To: Speaker Frank Blas Jr. <speakerblas@guamlegislature.gov>
Cc: Patricia Kier <patricia.kier@ghc.guam.gov>

Hafa Adai,

I have attached the complete packets from the GHC board meeting held on October 30, 2026:

- Agenda
- Approved Minutes
- President's Report
- Foreclosure Legal Report
- Employee Retirement Resolution No. 2026-02

If you have any questions, please feel free to reach out.

Thank you!

Best regards,

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

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6 attachments

- **Agenda.pdf** 210K
- **Approved Minutes.pdf** 218K
- **President's Board Report August-September 2026.pdf** 1968K
- **Foreclosure-Legal Report (Board mtg 10-30-26).pdf** 198K
- **Loan Underwriting Policy Amendment.pdf** 40K
- **38GL-26-3189.pdf** 1155K

38th Committee On Rules <committeeonrules@guamlegislature.gov> Tue, Nov 10, 2026 at 9:17 AM
To: "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>

Hâfa Adai,

Received, and thank you.

Si Yu'os ma'âse',

Marie Crisostomo

Committee on Rules Assistant

COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson

I Mina'trentai Ocho Na Liheslaturan Guåhan

38th Guam Legislature

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THE GUAM LEGISLATURE

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

Guam Housing Corporation – Board Meeting: October 30, 2026; Full Packet

2 messages

Athena Tenorio <athena.tenorio@ghc.guam.gov> Fri, Nov 6, 2026 at 10:14 AM
To: "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>
Cc: Patricia Kier <patricia.kier@ghc.guam.gov>

Hafa Adai,

I have attached the complete packets from the GHC board meeting held on October 30, 2026:

- Agenda
- Approved Minutes
- President's Report
- Foreclosure Legal Report
- Employee Retirement Resolution No. 2026-02

Doc Type: 38GL-26-3189
OFFICE OF THE SPEAKER
FRANK F. BLAS, JR.
November 6, 2026
Time: 10:14 AM
Received:

If you have any questions, please feel free to reach out.

Thank you!

Best regards,

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

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5 attachments

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Foreclosure-Legal Report (Board mtg 10-30-26).pdf
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Loan Underwriting Policy Amendment.pdf
40K

Speaker Frank Blas Jr. <speakerblas@guamlegislature.gov> Fri, Nov 6, 2026 at 11:13 AM
To: Athena Tenorio <athena.tenorio@ghc.guam.gov>
Cc: Patricia Kier <patricia.kier@ghc.guam.gov>

Håfa Adai,

Confirming receipt of your email.

Si Yu'os Ma'åse'

Bernice Rivera

Administrative Assistant

Office of Speaker Frank F. Blas, Jr.

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

Guam Congress Building, 163 Chalan Santo Papa, Hagatña

(671)969-6456
speakerblas@guamlegislature.gov

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

GUAM HOUSING CORPORATION

REGULAR BOARD OF DIRECTORS MEETING
Notice of Publication

The Guam Housing Corporation Board of Directors will hold its Regular Meeting on Friday, October 30, 2026, at 12:00 P.M. in the GEDA Conference Room, 5th Floor, ITC Building. This meeting is open to the public via Zoom and can be viewed live on GHC's
http://www.youtube.com/@guamhousingcorporation4588
Guam Housing Corporation is inviting you to a scheduled Zoom meeting
Time: October 30, 2026, at 12:00 P.M., Guam, Port Moresby
Join Zoom Meeting
https://us02web.zoom.us/j/89955713455?pwd=hoqjbNcrzqeZheffmr5n1NggCJRpEI.1
Meeting ID: 899 5571 3455
Passcode: 030524

AGENDA

I. Call to Order

II. Roll Call

III. Approval of Minutes:

A. September 11, 2026 Regular Board Meeting

IV. President's Report for August & September 2026

V. Legal Report for August & September 2026

VI. Old Business

VII. New Business

A. Approval of Loan Underwriting Amendment

VIII. Public Participation

IX. Adjournment

38GL-26-3189
Messages and Communications
RECEIVED
COMMITTEE ON RULES
November 9, 2026
4:37 p.m.
Mario Crisostomo

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

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

GHC 2026 BOARD MINUTES

GUAM HOUSING CORPORATION BOARD OF DIRECTORS REGULAR MEETING Guam Economic Development Authority Conference Room **Friday, September 11, 2026** Commenced: 12:08 p.m. Roll call / quorum present: Quorum exists Adjourned: 1:16 p.m. **Note: Notice of Meeting and the topics to be discussed on the Agenda were published in the Guam Daily Post; the Government of Guam Public Notice Meeting Portal; GHC's YouTube Page and GHC's website to allow members of the public to attend the meeting via Zoom, and YouTube.**	ATTENDANCE	
	Directors present: All Present at the time Quorum established; Francisco A. Florig, Chairman (in person) Sandra F. Bordallo, Vice Chair (via Zoom) Gustavo A. Morales, Secretary (in person) Lillian O. Guerrero, Director (in person) Romeo "Romy" Angel, Director (in person) Mark Duarte, Director (via Zoom) Legal Counsel: Edward C. Han, Esq. (in person) Members of the Public: Frank Guerrero – (in person)	Management present in person and via Zoom: Edith C. Pangelinan, President (in person) Angela Camacho, Manager (in person) Mary Guerrero, Loan Administrator (in person) Patricia M.Q. Kier, Housing Services Administrator (in person) Alysia Leon Guerrero, Controller (in person) Athena Tenorio, Admin. Asst. (in person) Yong Pak, IT Consultant (in person)

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
I.	**Call to Order**	12:08 p.m.				
II.	**Roll Call**	Quorum established				
III.	**Approval of Minutes:**	Minutes of the July 24, 2026, Board Meeting reviewed and discussed by the Board.	Motion to approve July 24, 2026, Board Meeting minutes made by Director Guerrero and seconded by Director Angel, and without any further objections, they were approved.	GHC Administrative Assistant	GHC Administrative Assistant	**APPROVED**

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
IV.	**President's Report / Remarks:**	A change order has been requested by Genesis Tech for Phase II of the Lada Gardens Renovation Project. Following severe weather conditions associated with Typhoons Sinlaku and Bavi, water leaks and intrusions were discovered throughout the units. Site inspections conducted by the contractor, GHURA, Maintenance Supervisor Randy Barcinas and Maintenance Leader Brian Asuncion, confirmed active water intrusion occurring at the connection joints between the bottom of wall areas and floor slabs. The remediation work for the units falls outside of the original scope of work and was requested under Change Order 3 (CO3) at an additional cost of $62,500 with an additional forty (40) days for completion. After consulting with the GHURA and Rental/Maintenance Teams, GHC approved CO3. However, only an additional twenty (20) days was granted moving the completion date to December 20, 2026 inclusive of all required inspections and the issuance of occupancy permits for all units. GHURA has advised that Genesis Tech will be able to meet the December 20, 2026 date. CO3 is on the agenda for the GHURA Board of Commissioners meeting on September 22, 2026. On August 20, 2026, GHC held a meeting with the CHamoru Land Trust Commission (CLTC) to discuss the 2014 MOA for the Affordable Homes Project in Sagan Linahyan and the status of a foreclosed CLTC property. At the meeting, the agencies agreed that the Affordable Homes Project should be revisited		Admin / Maintenance / Rental	Admin / Maintenance / Rental	**On-Going**

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		and that the MOA should be reviewed and updated. CLTC agreed to provide an updated draft of the MOA for GHC review. Additionally, it was agreed that the occupant of the foreclosed property has not met the conditions set forth by the CLTC to remain on the property and that eviction proceedings should proceed. GHC and CLTC will move forward with the required actions in support of this decision. Present for GHC were Chairman Florig, President Pangelinan, Loan Administrator Guerrero, and Housing Services Administrator Kier. The CLTC was represented by Chairman Earl Garrido, Acting Administrative Director Angela Camacho, and Program Coordinator Dexter Tan. The Rental Division had a total of 33 vacancies as follows: Lada Gardens Phase II Renovations 16 Lada Gardens/Sagan Linahyan Pending Renovation Funding 6 Completed Repairs by GHC Maintenance 5 Pending Repairs by GHC Maintenance 6 The Rental Division provided emergency/ homeless housing for four (4) families in July. Six (6) loan and grant pre-qualification inquiries were received by the Loan Department. Five (5) were for the Six Percent (6%) loan program and one (1) was for the FTHAP. The average pre-qualified amount was $149,225.				

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		As of July 31, 2026, the Loan Division had ten (10) prospective loan applications in varying stages of the application process. Three (3) applications are for the Direct Loan Program and seven (7) are for the 6% Loan Program. The total required funding is $2,753,500. Five (5) FTHAP grants totaling $50,000 were approved with one (1) in process. No loans were pre-approved, approved or closed.				
V.	**Legal Report**	Status of Foreclosure Cases: *See*, separate Foreclosure Report.		Legal Counsel	Legal Counsel	**On-Going/ Pending**
VI.	**Old Business:**	**NONE**				
VII.	**New Business:**	**FY2027 Budget:** GHC President gave brief highlights on the Budget.	Motion to approve budget made by Director Guerrero and seconded by Secretary Morales, and without any further objections, motion was approved.			
IX.	**Public Participation**	**NONE**				
IIX.	**Adjournment**		The Board scheduled their next Board meeting for **October 30, 2026, at 12:00 p.m. Upon motion duly made by Director Guerrero, and seconded by Secretary Morales, and without any objections, the meeting was adjourned at 1:16 p.m.**			

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS

APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By: _____
FRANCISCO FLORIG, Chairman

Date: 10/30/2026

APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

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

Date: 10/30/26

PRESIDENT'S BOARD REPORT August-September 2026
Board of Directors Regular Meeting
October 30, 2026 – GEDA Conference Room

OVERVIEW

Change Order 3 to address water intrusion concerns has been approved and signed by GHURA Executive Director Napoli and GHC Chairman Florig. Additionally, Genesis Tech has requested approval to begin inspection and occupancy permit applications on nine (9) units. They have also indicated optimism that the remaining seven (7) units will be ready for occupancy ahead of the December 20, 2026 project completion deadline.

The Subgrant Agreement between GHC and the Guam Homeless Coalition for the operation of the S.A.F.E House project has been renewed. The project is designed to provide temporary, supportive shelter for elderly or disabled fully independent individuals who have been displaced from permanent housing or are transitioning out of medical facilities. Additional units may also be reserved for emergency shelter services for possible overflow for the S.A.F.E. House or for emergency shelter for displaced households with minor children. Although a termination date of September 30, 2027 was indicated, specific mention of the agreement covering expenditures under Fiscal Year 2027 was overlooked. An amendment correcting the oversight is forthcoming from the coalition.

The Rental Division vacancies are as follows:

	August	September
Lada Gardens Phase II Renovations	16	16
Lada Gardens/Sagan Linahyan Phase III	6	6
Completed Repairs by GHC Maintenance	7	5
Pending Repairs by GHC Maintenance	8	8

Fourteen (14) loan and grant pre-qualification inquiries were received by the Loan Department in August and September. Four (4) were for the Six Percent (6%) loan program, two (2) for CAHAT, and six (6) for the FTHAP. The average pre-qualified amount was $309,750. The remaining two (2) inquiries required additional information.

The prospective loan applications in varying stages of the application process for the Loan Department is as follows:

	August	September
Direct Loan Program	3	3
6% Loan Program	8	7
CAHAT	2	1
FTHAP	0	1

The total required funding as of September 30, 2026 is $2,768,500.

Seven (7) FTHAP grants totaling $70,000 were approved in August and September. One (1) was in process at the end of September.

Two (2) loans were approved and closed in August totaling $460,000. No loans were pre-approved, approved or closed in September.

ACCOUNTING DIVISION MONTHLY REPORT

August 2026

Month	FY 2026	FY 2025	Difference	Variance
Revenues	$ 466,079.85	$ 469,757.77	$ (3,677.92)	-0.78%
Expenses	$ 318,070.05	$ 314,985.80	$ 3,084.25	0.98%
Change in net position	$ 148,009.80	$ 154,771.97	$ (6,762.17)	-4.37%

Year to Date	FY 2026	FY 2025	Difference	Variance
Revenues	$ 3,684,441.99	$3,515,649.77	$ 168,792.22	4.80%
Expenses	$ 3,646,541.90	$3,500,852.55	$ 145,689.35	4.16%
Change in net position	$ 37,900.09	$ 14,797.22	$ 23,102.87	156.13%

Revenues for the month decreased by 1% compared to the previous year. This decline is primarily attributed to the decrease in funds received for Fiduciary accounts ($250K in Aug-2025 vs. $0 in Aug-2026). This was partially offset by revenue recognized from the $139K disbursement of ARPA funds in Aug-2026 for the Lada Phase II project and a $117K gain from the sale of the Yona OREO property in Aug-2026. Other revenues that have decreased for the month include: 1) Interest on loan receivable: Decreased due to a lower loan portfolio balance. 2) Rental income: Decreased due to an increase in vacancies. Year-to-date (YTD) revenues, however, have increased by 5% compared to the previous year. This growth is primarily driven by the recognition of revenue from the $848K ARPA funds disbursement for the Lada Phase II project (as of Aug-2026) and the $117K gain on the sale of the Yona OREO property. This was offset by a decrease of Fiduciary accounts funds received ($1M as of Aug-2025 vs. $398K as of Aug-2026).

Expense for the month and YTD increased by 1% and 4% respectively compared to the previous year. Key factors driving this increase include:

1.) Fiduciary Expenses: 53 grants were disbursed as of Aug-2026, compared to 51 grants as of Aug-2025 alongside S.A.F.E. House disbursements totaling $30K as of Aug-2026.
2.) Benefits: Retirement contributions increased due to a higher government contribution rate.
3.) Contractual Services: Cost rose due to lawn maintenance services at Lada Gardens and higher license fees for the loan forms software.
4.) Other Expenses: Emergency Housing cost increased, with 7 families placed in units as of Aug-2026 ($12K) compared to 5 families as of Aug-2025 ($8K). Miscellaneous operating expenses also increased due to the excavation and cleaning of a sewer line in FY 2026.
5.) Depreciation: Depreciation increased due to an $11K downward adjustment in FY 2025 resulting from a settlement agreement.
6.) Maintenance Expenses: Cost increased due to the rising price of materials and the issuance of refrigerators, water heaters and stoves in FY 2026.

	FY 2026	FY 2025
Delinquency – Housing	10.02%	9.79%
Delinquency – Rental	5.92%	4.36%
Vacancy rate based on dollar amount	29.26%	29.14%

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

September 2026

Month	FY 2026	FY 2025	Difference	Variance
Revenues	$ 563,926.56	$ 289,636.19	$ 274,290.37	94.70%
Expenses	$ 388,614.36	$ 200,671.60	$ 187,942.76	93.66%
Change in net position	$ 175,312.20	$ 88,964.59	$ 86,347.61	97.06%

Year to Date	FY 2026	FY 2025	Difference	Variance
Revenues	$ 4,248,368.55	$3,805,285.96	$ 443,082.59	11.64%
Expenses	$ 4,035,156.26	$3,701,524.15	$ 333,632.11	9.01%
Change in net position	$ 213,212.29	$ 103,761.81	$ 109,450.48	105.48%

Revenues for the month and Year-to-date (YTD) increased by 95% and 12% respectively compared to the previous year. This growth is primarily driven by the recognition of revenue from the $1.2M ARPA funds disbursement for the Lada Phase II project and the $117K gain on the sale of the Yona OREO property. This was offset by a decrease of Fiduciary accounts funds received ($1M in FY 2025 vs. $398K in FY 2026).

Expense for the month and YTD increased by 94% and 9% respectively compared to the previous year. Key factors driving this increase include:

1.) Benefits: Retirement contributions increased due to a higher government contribution rate and a decrease of $193K in FY 2025 due to the pension adjustments. Note: The pension report for FY 2026 has not yet been released.
2.) Fiduciary Expenses: 61 grants were disbursed in FY 2026, compared to 53 grants in FY 2025 alongside S.A.F.E. House disbursements totaling $30K & $20K in FY 2026 & FY 2025 respectively.
3.) Contractual Services: Cost rose due to lawn maintenance services at Lada Gardens and higher license fees for the loan forms software.
4.) Other Expenses: Emergency Housing cost increased, with 7 families placed in units in FY 2026 ($12K) compared to 5 families in FY 2025 ($8K). Miscellaneous operating expenses also increased due to the excavation and cleaning of a sewer line in FY 2026.
5.) Depreciation: Depreciation increased due to an $11K downward adjustment in FY 2025 resulting from a settlement agreement.

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

	FY 2026	FY 2025
Delinquency – Housing	9.60%	5.94%
Delinquency – Rental	5.49%	3.87%
Vacancy rate based on dollar amount	29.18%	29.42%

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

RENTAL DIVISION MONTHLY REPORT

AUGUST 2026

VACANT UNITS

	Completed Repairs by GHC Maintenance	Pending Repairs by GHC Maintenance	2026 Renovations by Contractor(s)	Future Renovations by Contractor(s) *
Lada Gardens				
2 Bedroom	1	0	6	0
3 Bedroom	2	1	7	1
4 Bedroom	2	7	3	4
TOTAL VACANCIES LADA GARDENS				**34**

***Note: 16 Units are under renovation as part of Phase II of the Lada Gardens Renovation Project. 5 are projected for Phase III renovations.**

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

***1 unit is projected for Phase III renovations.**

VACANCY RENT LOSS REVENUE

Unit Type	Lada Gardens (Non-Reno)		Lada Gardens (Phase I)		Lada Gardens (Phase II)		Lada Gardens Total Vacant		Sagan Linahyan	
2 Bedroom	0	$0.00	1	$1,300.00	6	$3,600.00	7	$4,900.00	1	$1,300.00
3 Bedroom	3	$1,950.00	1	$1,900.00	7	$4,550.00	11	$8,400.00	1	$1,900.00
4 Bedroom	10	$6,162.35	3	$7,050.00	3	$2,175.00	16	$15,387.35	1	$2,350.00
TOTAL	**13**	**$8,112.35**	**5**	**$10,250.00**	**16**	**$10,325.00**	**34**	**$27,382.47**	**3**	**$5,550.00**

Description	Amount
Total Vacancies – Lada Gardens	$28,687.35
Total Vacancies – Sagan Linahyan	$5,550.00
Grand Total Vacancies (May 2026)	**$34,237.35**

HOMELESS/EMERGENCY HOUSING

Homeless/Emergency Housing	0

PROSPECTIVE TENANT/WAIT LIST

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

SEPTEMBER 2026

VACANT UNITS

	Completed Repairs by GHC Maintenance	Pending Repairs by GHC Maintenance	2026 Renovations by Contractor(s)	Future Renovations by Contractor(s) *
Lada Gardens				
2 Bedroom	1	0	6	0
3 Bedroom	0	1	7	1
4 Bedroom	3	7	3	4
TOTAL VACANCIES LADA GARDENS				**33**

***Note: 16 Units are under renovation as part of Phase II of the Lada Gardens Renovation Project. 5 are projected for Phase III renovations.**

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

***1 unit is projected for Phase III renovations.**

VACANCY RENT LOSS REVENUE

Unit Type	**Lada Gardens (Non-Reno)**		**Lada Gardens (Phase I)**		**Lada Gardens (Phase II)**		**Lada Gardens Total Vacant**		**Sagan Linahyan**	
2 Bedroom	0	$0.00	1	$1,300.00	6	$3,600.00	7	$4,900.00	1	$0.00
3 Bedroom	3	$1,300.00	1	$0.00	7	$4,550.00	11	$5,850.00	1	$1,900.00
4 Bedroom	10	$6,718.26	3	$11,358.33	3	$2,175.00	16	$20,251.59	1	$2,350.00
TOTAL	**13**	**$8,018.26**	**5**	**$12,658.33**	**16**	**$10,325.00**	**34**	**$31,001.59**	**3**	**$4,250.00**

Description	**Amount**
Total Vacancies – Lada Gardens	$31,001.59
Total Vacancies – Sagan Linahyan	$4,250.00
Grand Total Vacancies (May 2026)	**$35,251.59**

HOMELESS/EMERGENCY HOUSING

Homeless/Emergency Housing	0

PROSPECTIVE TENANT/WAIT LIST

	Wait List (Subsidized) (Renovated)	Wait List (Unsubsidized) (Non-Renovated)	Prospective Tenant Inquiries (Subsidized)	Prospective Tenant Inquiries (Unsubsidized)
2 Bedrooms	3	9	5	10
3 Bedrooms	0	4	0	11
4 Bedrooms	0	3	0	5

LOAN DIVISION MONTHLY REPORT

AUGUST / SEPTEMBER 2026

PREQUALIFICATION INTERVIEWS

	AUGUST	SEPTEMBER
Number of Interviews	7	7
Average Loan Amount	$206,500	$246,500

PROSPECTIVE LOAN APPLICATIONS

Number of Applicants	13	12
Direct Loan Program	3	3
6% Loan Program	8	7
CAHAT	2	1
Home Improvement	0	0
Total Required Funding	$2,901,500	$2,768,500

LOAN PRE-APPROVALS

Number of Loans	0	0
Total Pre-Approved	$0	$0

LOAN APPROVALS

Number of Loans	2	0
Total Approved	$460,000	$0

LOANS CLOSED

Number of Loans	2	0
Total Amount Closed	$460,000	$0

AVAILABLE FUNDING

Direct Loan Program	$3,652,952	$3,613,342
6% Loan Program	$1,624,718	$1,665,814
CAHAT	$68,885	$78,218
FTHAP (Escheated, ARPA, FY2025 Supplemental Budget)	$170,033	$170,102
Hazard Mitigation	$163,225	$163,225

FIRST TIME HOMEOWNERS ASSISTANCE PROGRAM (FTHAP)

Number of Approvals	5	2
Total Amount	$50,000	$20,000
Number in Process	0	1
Amount Required	$0	$10,000

A total of $7,610,577.14 has been disbursed under the program as of September 30, 2026. The total amount of loan activities associated with the grant proceeds is $197,799.,492.27.

LOAN PORTFOLIO

Number of Loans	281	281
Principal	$23,492,400.99	$23,467,449.41
Paid In Full Loans	0	1

MORTGAGE LOAN RECEIVABLES

Sixty Days Category	1	6
Principal Balance	$87,908.45	$636,694.06
Ninety Days Category	4	1
Principal Balance	$543,880.72	$101,957.03
120 Days and over	0	0
Principal Balance	$0	$0
Referred to Legal	2	4
Principal Balance	$176,352.26	$480,038.62

ACTION ON DELINQUENT ACCOUNTS 60 DAYS AND OVER

Sixty Days:		
Telephone Calls	4	11
Letters/Emails Sent	3	3
Office Visits	1	2
Field Visits	0	0
Ninety Days:		
Telephone Calls	0	0
Letters/Emails Sent	0	0
Office Visits	0	0
Field Visits	0	0

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

*Referred to Legal

OREOS

1. GHC foreclosed on the Munoz property in Dededo on February 28, 2025 in the amount of $40,227.68. The Deed Upon Power of Sale was filed on March 17, 2025. GHC awaits payment from CLTC. GHC has also filed a claim with Stewart Title Guaranty Company, Claim No. S023-0348302-24

2. GHC foreclosed on the Alokoa property in Yona on June 9, 2025 in the amount of $203,100.00. The Deed Upon Power of Sale was filed on June 17, 2025. Right of Redemption expired on June 16, 2026. The property was sold in "as is" condition. Loan was approved and closed for $420,000. Loan proceeds included the cost of repair. Repairs are scheduled for completion by end of October 2026.

APPENDIX

Guam Housing Corporation
Aug-26

Financial Highlights

Month	2026	2025	Difference	Variance
Revenues	466,079.85	469,757.77	$ (3,677.92)	-0.78%
Expenses	318,070.05	314,985.80	3,084.25	0.98%
Change in net position	148,009.80	154,771.97	(6,762.17)	-4.37%

Year to Date	2026	2025	Difference	Variance
Revenues	3,684,441.99	3,515,649.77	168,792.22	4.80%
Expenses	3,646,541.90	3,500,852.55	145,689.35	4.16%
Change in net position	37,900.09	14,797.22	23,102.87	156.13%

Revenues for the month decreased by 1% compared to the previous year. This decline is primarily attributed to the decrease in funds received for Fiduciary accounts ($250K in Aug-2025 vs. $0 in Aug-2026). This was partially offset by revenue recognized from the $139K disbursement of ARPA funds in Aug-2026 for the Lada Phase II project and a $117K gain from the sale of the Yona OREO property in Aug-2026. Other revenues that have decreased for the month include: 1) Interest on loan receivable: Decreased due to a lower loan portfolio balance. 2) Rental income: Decreased due to an increase in vacancies.
Year-to-date (YTD) revenues, however, have increased by 5% compared to the previous year. This growth is primarily driven by the recognition of revenue from the $848K ARPA funds disbursement for the Lada Phase II project (as of Aug-2026) and the $117K gain on the sale of the Yona OREO property. This was offset by a decrease of Fiduciary accounts funds received ($1M as of Aug-2025 vs. $398K as of Aug-2026).

Expenses for the month and YTD increased by 1% and 4% respectively compared to the previous year. Key factors driving this increase include:
1) Fiduciary Expenses: 53 grants were disbursed as of Aug-2026, compared to 51 grants as of Aug-2025 alongside S.A.F.E. House disbursements totaling $30K as of Aug-2026.
2) Benefits: Retirement contributions increased due to a higher government contribution rate,
3) Contractual Services: Cost rose due to lawn maintenance services at Lada Gardens and higher license fees for the loan forms software.
4) Other Expenses: Emergency Housing cost increased, with 7 families placed in units as of Aug-2026 (12K) compared to 5 families as of Aug-2025 ($8k). Miscellaneous operating expenses also rose due to the excavation and cleaning of a sewer line in FY 2026.
5) Depreciation: Depreciation increased due to an $11K downward adjustment in FY 2025 resulting from a settlement agreement.
6) Maintenance Expenses: Cost increased due to the rising materials prices and the purchases of refrigerators, water heaters and stoves in in FY 2026 and materials purchased for the GCC lab in Aug-2026.

Specific Budget Concerns	2026 Budget	Actual	Favorable/ (Unfavorable)
Loan Origination Fees Budgeted to $3.2M for new loans, as of Aug-2026 only 8 loans totaling $1.3M has been closed.	58,300.00	38,569.64	(19,730.36)
First Time Homeowner's Assistant Program Expense Budgeted to disburse $500K for the FTHAP Monthly budget = $500,000 /12 = $41,666.67 * 11 = $458,333 As of Aug-2026 $524K was disbursed plus admin fees of $52K	458,333.37	575,918.09	(117,584.72)
Gain on sale of assets Budgeted a gain on the sale of the Yona property. Property sold for $320,000 but GHC only received $318,791.17 due to property taxes.	183,333.33	117,310.52	(66,022.81)
Other Income **$1,400,000 was budgeted from ARP funds for rental renovations** As of Aug-2026 $848K was disbursed for FY 2026	1,283,333.37	847,539.55	(435,793.82)

Appendix 1

Portfolio At-A-Glance

Portfolio Balance	August 2026 No. of Loans	August 2026 Principal Balance	August 2025 No. of Loans	August 2025 Principal Balance
SRF (Direct)	98	10,300,105.20	104	10,904,256.62
R5 (Revolving Loan Fund)	98	11,191,033.18	102	11,077,159.81
Subtotal GHC	196	21,491,138.38	206	21,981,416.43
Hazard Mitigation	0	0.00	0	0.00
CAHAT	75	1,891,115.30	77	1,937,852.02
Down Pymt (Not included when calculating delinque	10	110,147.31	10	110,730.62
	85	2,001,262.61	87	2,048,582.64
Total	281	23,492,400.99	293	24,029,999.07

Current delinquency (GHC portfolio only)	August 2026 Number of loans	August 2026 %	August 2026 Principal Balance	August 2025 Number of loans	August 2025 %	August 2025 Principal Balance
30 to 59 days delinquent	12	6.8742%	1,465,211.48	11	5.280%	1,160,666.66
60 to 89 days delinquent	1	0.4124%	87,908.45	3	2.493%	548,023.50
90 days to 119 days	4	2.5517%	543,880.72	2	1.959%	430,615.86
120 days & over	0	0.0000%	0.00	2	0.691%	151,891.01
Total Delinquent	17	9.8382%	2,097,000.65	18	10.423%	2,291,197.03
Referred to Legal	2	0.8206%	176,352.28	0	0.000%	0.00
Total Delinquent & referred to legal	19	10.5781%	2,273,352.93	18	10.423%	2,291,197.03
Current delinquency (HM & CAHAT)	%			%		
30 to 59 days delinquent	1	2.0120%	37,426.13	1	0.006%	120.00
60 to 89 days delinquent	0	0.0000%	0.00	1	1.628%	31,548.98
90 days to 119 days	0	0.0000%	0.00	0	0.000%	0.00
120 days & over	0	0.0000%	0.00	1	1.021%	19,777.98
Total Delinquent	1	2.0120%	37,426.13	3	2.655%	51,446.96
Referred to Legal	1	1.6389%	30,993.43	0	0.000%	0.00
Total Delinquent & referred to legal	2	3.6179%	68,419.56	3	2.655%	51,446.96
Total Delinquency (Does not include Down Payment Loans)						
30 to 59 days delinquent	%			%		
60 to 89 days delinquent	13	6.4839%	1,502,637.61	12	4.853%	1,160,786.66
90 days to 119 days	1	0.3793%	87,908.45	4	2.423%	579,572.48
120 days & over	4	2.3469%	543,880.72	2	1.800%	430,615.86
Total Delinquent.	0	0.0000%	0.00	3	0.718%	171,668.99
	18	9.2101%	2,134,426.78	21	9.794%	2,342,643.99
Referred to Legal						
Total Delinquent & referred to legal	3	0.8868%	207,345.71	0	0.000%	0.00
	21	10.0152%	2,341,772.49	21	9.794%	2,342,643.99

	FY 2026	FY 2025	Difference
Rental Income	1,462,538.40	1,540,542.41	(78,004.01)
Vacancy	(427,997.71)	(448,881.68)	20,883.97
Total	**1,034,540.69**	1,091,660.73	(57,120.04)
Vacancy Rate	**29.26%**	29.14%	0.12613%
Current years delinquency - Tenants	**5.92%**	4.36%	1.56%

Tenant Accounts Receivables	FY 2026		FY 2025		
	No. of Tenants	Amount	No. of Tenants	Amount	Difference
Lada	34	63,298.56	41	44,617.82	18,680.74
As-Atdas	1	920.00	2	610.00	310.00
Sagan	2	250.00	2	3,630.00	(3,380.00)
Total	37	64,468.56	45	48,857.82	15,610.74
Allowance for Uncollectible					
Lada		(24,833.89)		(15,459.50)	(9,374.39)
As-Atdas		0.00		0.00	0.00
Sagan		(4,730.00)		(1,850.00)	(2,880.00)
Total		(29,563.89)		(17,309.50)	(12,254.39)
Net Tenant Receivable less Allowance for Uncollecti		34,904.67		31,548.32	(15,634.39)
% of Receivable		0.458578414		0.354283101	0.78499738

Tenant Accounts Receivables	No. of Unit	Lada	No. of Unit	As Atdas	No. of Unit	Sagan	No. of Unit	Total
							0	0.00
Former Tenants FY 2026	7	16,485.80	1	920.00			8	17,405.80
Subtotal Former Tenants	7	16,485.80	1	920.00	0	0.00	8	17,405.80
Active Tenants								
1 month due	8	4,966.00			2	250.00	10	5,216.00
2 months due	8	9,046.55					8	9,046.55
3 months due	4	5,800.00					4	5,800.00
4 months due	3	5,437.00					3	5,437.00
5 months due	1	10,496.62					1	10,496.62
7 months due	1	3,943.34					1	3,943.34
8 months due	1	6,744.25					1	6,744.25
10 months due	1	379.00					1	379.00
Total Active Tenants	27	46,812.76	0	0.00	2	250.00	29	47,062.76
Total	34	63,298.56	1	920.00	2	250.00	37	64,468.56
	0	0.00	0	0.00	0	0.00	0	0.00

	Vacancy for the month of August 2026						Grand Total	
	No. of Unit	Lada	No. of Unit	As Atdas	No. of Unit	Sagan	No. of Unit	Amount
1 bedroom							0	-
2 bedroom	7	4,900.00			1	1,300.00	8	6,200.00
3 bedroom	11	8,400.00			1	1,900.00	12	10,300.00
4 bedroom	16	15,387.35			1	2,350.00	17	17,737.35
Total Vacancy for August 2026	34	28,687.35	0	0.00	3	5,550.00	**37**	**34,237.35**

Note:
Of the 23 renovated units completed on 3/07/2023, no units were vacant as of 8/31/2026.

Appendix 3

Doc. No. 3861-26-3189.*

Guam Housing Corporation
Statement of Net Position
As of 8/31/2026

	Current Year	Prior Year
Assets and Deferred Outflows of Resources		
Unrestricted Assets		
Cash and cash equivalents	5,432,652.06	5,582,731.72
Self-insurance fund	1,102,131.48	1,059,270.50
Loans receivable	21,491,138.38	21,981,416.43
Allowance for loan losses	(473,886.39)	(500,702.45)
Tenant & inter receivable, net	35,704.67	34,318.61
Other receivables	1,587.65	(9,318.69)
Accrued interest receivable	83,384.54	105,752.75
Prepaid expenses and other	90,458.64	89,777.43
Foreclosed assets held for resale	39,841.29	241,320.94
Total Unrestricted Assets	27,803,012.32	28,584,567.24
Restricted Assets		
Cash and cash equivalents	3,478,065.82	3,763,730.41
Investments with trustee	318,054.52	160,529.69
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	2,001,262.61	2,048,582.64
Receivable from GHURA	648,048.37	1,520,385.71
Total Restricted Assets	6,445,431.32	7,493,228.45
Capital assets, net		
Depreciable property, plant and equipment	4,196,028.02	3,494,911.11
Non-depreciable property, plant and equipment	2,934,227.47	2,934,227.47
Total Capital assets, net	7,130,255.49	6,429,138.58
Deferred outflows of resources		
	3,031,105.00	2,657,741.00
Total Assets and Deferred Outflows of Resources	44,409,804.13	45,164,675.27
Liabilities		
Payable from unrestricted assets		
Accounts payable and accrued expenses	193,305.07	147,587.32
Security deposits	66,849.15	65,343.08
Deposit by borrowers	18,625.97	23,481.79
Accrued compensated absences	262,871.77	278,757.21
Unearned revenue	66,082.32	69,413.98
Due to fiduciary fund	33,657.00	21,353.68
Total Payable from unrestricted assets	641,391.28	605,937.06
Payable from restricted assets		
Accounts payable	648,048.37	1,558,001.09
Bonds payable	1,870,000.00	2,155,000.00
Accrued interest payable	53,762.52	61,956.24
Loans held in trust	0.00	0.00
Rebate liability	98,335.56	97,573.16
Total Payable from restricted assets	2,670,146.45	3,872,530.49
Net pension & OPEB liability		
	9,863,968.00	11,265,853.00
Total Liabilities	13,175,505.73	15,744,320.55
Deferred inflows of resources - pension		
	4,111,543.00	2,424,464.00
Net position		
Net Position		
Invested in capital assets, net of related debt	6,433,807.51	6,707,876.53
Restricted	5,776,212.17	4,719,385.48
Unrestricted	14,912,735.72	15,568,628.71
Total Net Position	27,122,755.40	26,995,890.72
Total Net position	27,122,755.40	26,995,890.72
Total liabilities, deferred inflows and net position	44,409,804.13	45,164,675.27

Appendix 4

Guam Housing Corporation
Statement of Net Position
As of 8/31/2026

	Housing Division	Rental Division	Total
Assets and Deferred Outflows of Resources			
Unrestricted Assets			
Cash and cash equivalents	4,732,964.70	699,687.36	5,432,652.06
Self-insurance fund	0.00	1,102,131.48	1,102,131.48
Loans receivable	21,491,138.38	0.00	21,491,138.38
Allowance for loan losses	(473,886.39)	0.00	(473,886.39)
Tenant & inter receivable, net	1,263,669.67	(1,227,965.00)	35,704.67
Other receivables	1,587.65	0.00	1,587.65
Accrued interest receivable	64,153.74	19,230.80	83,384.54
Prepaid expenses and other	10,541.61	79,917.03	90,458.64
Foreclosed assets held for resale	39,841.29	0.00	39,841.29
Total Unrestricted Assets	27,130,010.65	673,001.67	27,803,012.32
Restricted Assets			
Cash and cash equivalents	3,478,065.82	0.00	3,478,065.82
Investments with trustee	318,054.52	0.00	318,054.52
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	2,001,262.61	0.00	2,001,262.61
Receivable from GHURA	0.00	648,048.37	648,048.37
Total Restricted Assets	5,797,382.95	648,048.37	6,445,431.32
Capital assets, net			
Depreciable property, plant and equipment	28,250.88	4,167,777.14	4,196,028.02
Non-depreciable property, plant and equipment	0.00	2,934,227.47	2,934,227.47
Total Capital assets, net	28,250.88	7,102,004.61	7,130,255.49
Deferred outflows of resources			
	1,675,166.00	1,355,939.00	3,031,105.00
Total Assets and Deferred Outflows of Resources	34,630,810.48	9,778,993.65	44,409,804.13
Liabilities			
Payable from unrestricted assets			
Accounts payable and accrued expenses	134,138.63	59,166.44	193,305.07
Security deposits	0.00	66,849.15	66,849.15
Deposit by borrowers	18,625.97	0.00	18,625.97
Accrued compensated absences	128,740.53	134,131.24	262,871.77
Unearned revenue	51,213.51	14,868.81	66,082.32
Due to fiduciary fund	33,657.00	0.00	33,657.00
Total Payable from unrestricted assets	366,375.64	275,015.64	641,391.28
Payable from restricted assets			
Accounts payable	0.00	648,048.37	648,048.37
Bonds payable	1,870,000.00	0.00	1,870,000.00
Accrued interest payable	53,762.52	0.00	53,762.52
Loans held in trust	0.00	0.00	0.00
Rebate liability	98,335.56	0.00	98,335.56
Total Payable from restricted assets	2,022,098.08	648,048.37	2,670,146.45
Net pension & OPEB liability			
	5,565,491.00	4,298,477.00	9,863,968.00
Total Liabilities	7,953,964.72	5,221,541.01	13,175,505.73
Deferred inflows of resources - pension			
	2,256,720.00	1,854,823.00	4,111,543.00
Net position			
Net Position			
Invested in capital assets, net of related debt	41,387.10	6,392,420.41	6,433,807.51
Restricted	5,776,212.17	0.00	5,776,212.17
Unrestricted	18,602,526.49	(3,689,790.77)	14,912,735.72
Total Net Position	24,420,125.76	2,702,629.64	27,122,755.40
Total Net position	24,420,125.76	2,702,629.64	27,122,755.40
Total liabilities, deferred inflows and net position	34,630,810.48	9,778,993.65	44,409,804.13

Appendix 5

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 8/1/2026 Through 8/31/2026

	Current Period Actual	Prior Year Current Period Actual
Operating Revenues:		
Interest on loans receivable	91,701.22	97,834.70
Loan origination fees/cost, net	5,647.22	689.63
Rental Income	91,078.65	94,716.51
Interest on investments held by bond trustees	461.46	1,179.67
Late fees, service fees & return check fees	2,504.79	2,800.52
Interest income on bank deposits	13,279.38	14,898.29
Administrative Fee	4,855.44	3,113.58
Funds received for Fiduciary accounts	0.00	250,000.00
Other Income	139,240.17	4,524.87
Gain/(loss) on sale of assets	117,311.52	0.00
Total Operating Revenues:	466,079.85	469,757.77
Operating Expenses:		
Interest expense MRB	8,960.42	10,326.04
Salaries	115,314.98	127,067.60
Retirement & medicare contributions	41,343.45	37,308.73
Retiree supplemental, cola & health benefits	20,648.80	22,214.07
Fiduciary Expense	53,576.50	36,774.27
Depreciation	20,702.33	19,671.83
Contractual services	9,442.96	8,662.43
Professional services	5,188.50	6,289.25
Rent	11,871.27	11,673.52
Other	6,196.32	7,763.17
Employee benefits, other than retirement	17,548.57	18,190.75
Maintenance	6,049.95	7,924.14
Bond trustee fees	1,226.00	1,120.00
Total Operating Expenses:	318,070.05	314,985.80
Change in net position	148,009.80	154,771.97
Total net position at beginning of month	26,974,745.60	26,841,118.75
Net position at end of year	27,122,755.40	26,995,890.72

Appendix 6

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 8/1/2026 Through 8/31/2026

	Housing Division	Rental Division	Total
Operating Revenues:			
Interest on loans receivable	91,701.22	0.00	91,701.22
Loan origination fees/cost, net	5,647.22	0.00	5,647.22
Rental Income	0.00	91,078.65	91,078.65
Interest on investments held by bond trustees	461.46	0.00	461.46
Late fees, service fees & return check fees	2,134.79	370.00	2,504.79
Interest income on bank deposits	10,068.66	3,210.72	13,279.38
Administrative Fee	4,855.44	0.00	4,855.44
Funds received for fiduciary accounts	0.00	0.00	0.00
Other income	0.00	139,240.17	139,240.17
Gain/(loss) on sale of assets	117,311.52	0.00	117,311.52
Total Operating Revenues:	232,180.31	233,899.54	466,079.85
Operating Expenses:			
Interest expense MRB	8,960.42	0.00	8,960.42
Salaries	60,114.28	55,200.70	115,314.98
Bad debts and provision for loan losses	0.00	0.00	0.00
Retirement & Medicare Contributions	22,829.21	18,514.24	41,343.45
Retiree supplemental, cola & health benefits	9,750.75	10,898.05	20,648.80
Fiduciary Expense	53,576.50	0.00	53,576.50
Depreciation	683.42	20,018.91	20,702.33
Contractual services	3,551.90	5,891.06	9,442.96
Professional services	3,914.50	1,274.00	5,188.50
Rent	11,871.27	0.00	11,871.27
Other	1,709.57	4,486.75	6,196.32
Employee benefits, other than retirement	6,945.52	10,603.05	17,548.57
Maintenance	0.00	6,049.95	6,049.95
Bond trustee fees	1,226.00	0.00	1,226.00
Directors' fees	0.00	0.00	0.00
Loss on impaired assets	0.00	0.00	0.00
Total Operating Expenses:	185,133.34	132,936.71	318,070.05
Change in net position	47,046.97	100,962.83	148,009.80
Total net position at beginning of year	24,373,078.79	2,601,666.81	26,974,745.60
Total net position of end of year	24,420,125.76	2,702,629.64	27,122,755.40

Appendix 7

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 10/1/2025 Through 8/31/2026

	Current Period Actual	Prior Year Current Period Actual
Operating Revenues:		
Interest on loans receivable	988,782.86	1,052,968.49
Loan origination fees/cost, net	24,078.43	(6,059.13)
Rental Income	1,034,540.69	1,091,660.73
Interest on investments held by bond trustees	3,176.84	2,901.08
Late fees, service fees & return check fees	25,908.79	28,439.89
Interest income on bank deposits	148,762.34	169,561.74
Administrative Fee	52,356.19	48,479.95
Funds received for fiduciary accounts	397,758.13	1,004,984.58
Other income	891,766.20	59,794.05
Gain/(loss) on sale of assets	117,311.52	62,918.39
Total Operating Revenues:	3,684,441.99	3,515,649.77
Operating Expenses:		
Interest expense MRB	102,038.56	116,820.82
Salaries	1,384,649.00	1,381,301.36
Retirement & Medicare Contributions	476,883.91	427,191.19
Retiree supplemental, cola & health benefits	233,787.91	243,800.36
Fiduciary Expense	606,607.17	541,856.60
Depreciation	221,227.24	205,259.92
Contractual services	78,414.04	62,531.50
Professional services	58,259.97	65,157.83
Rent	125,555.22	120,328.72
Other	76,602.60	58,942.97
Employee benefits, other than retirement	206,981.46	210,938.21
Maintenance	58,610.82	49,643.07
Bond trustee fees	15,124.00	14,980.00
Directors' fees	1,800.00	2,100.00
Total Operating Expenses:	3,646,541.90	3,500,852.55
Change in net position	37,900.09	14,797.22
Total net position at beginning of year	27,084,855.31	26,981,093.50
Total net position of end of year	27,122,755.40	26,995,890.72

Appendix 8

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 10/1/2025 Through 8/31/2026

	Housing Division	Rental Division	Total
Operating Revenues:			
Interest on loans receivable	988,782.86	0.00	988,782.86
Loan origination fees/cost, net	24,078.43	0.00	24,078.43
Rental Income	0.00	1,034,540.69	1,034,540.69
Interest on investments held by bond trustees	3,176.84	0.00	3,176.84
Late fees, service fees & return check fees	21,528.79	4,380.00	25,908.79
Interest income on bank deposits	111,326.92	37,435.42	148,762.34
Administrative Fee	52,356.19	0.00	52,356.19
Funds received for fiduciary accounts	397,758.13	0.00	397,758.13
Other income	10,483.71	881,282.49	891,766.20
Gain/(loss) on sale of assets	117,311.52	0.00	117,311.52
Total Operating Revenues:	1,726,803.39	1,957,638.60	3,684,441.99
Operating Expenses:			
Interest expense MRB	102,038.56	0.00	102,038.56
Salaries	776,577.88	608,071.12	1,384,649.00
Bad debts and provision for loan losses	0.00	0.00	0.00
Retirement & Medicare Contributions	274,418.52	202,465.39	476,883.91
Retiree supplemental, cola & health benefits	113,954.98	119,832.93	233,787.91
Fiduciary Expense	576,501.40	30,105.77	606,607.17
Depreciation	8,666.92	212,560.32	221,227.24
Contractual services	46,155.46	32,258.58	78,414.04
Professional services	46,265.84	11,994.13	58,259.97
Rent	125,555.22	0.00	125,555.22
Other	20,090.86	56,511.74	76,602.60
Employee benefits, other than retirement	91,523.99	115,457.47	206,981.46
Maintenance	0.00	58,610.82	58,610.82
Bond trustee fees	15,124.00	0.00	15,124.00
Directors' fees	1,800.00	0.00	1,800.00
Loss on impaired assets	0.00	0.00	0.00
Total Operating Expenses:	2,198,673.63	1,447,868.27	3,646,541.90
Change in net position	(471,870.24)	509,770.33	37,900.09
Total net position at beginning of year	24,891,996.00	2,192,859.31	27,084,855.31
Total net position of end of year	24,420,125.76	2,702,629.64	27,122,755.40

Appendix 9

Guam Housing Corporation
Budget vs Actual
From 10/1/2025 Through 8/31/2026

	Total Budget $ - Original	YTD Budget $ - Original	Current Year Actual	Over (Under) Budget	Variance	Remaining Balance
Operating Revenues:						
Interest on loans receivable	1,037,400.00	950,950.00	988,782.86	37,832.86	3.9700%	48,617.14
Rental Income	1,107,197.00	1,014,930.62	1,034,540.69	19,610.07	1.9300%	72,656.31
Interest on investments held by bond trustees	0.00	0.00	3,176.84	3,176.84	0.0000%	(3,176.84)
Loan origination fees	63,600.00	58,300.00	38,569.64	(19,730.36)	(33.8400%)	25,030.36
Funds received for Fiduciary Accounts & Administrative Fee	50,000.00	45,833.37	450,114.32	404,280.95	882.0600%	(400,114.32)
Late Fees, Service Fees & Return Check Fees	18,500.00	16,958.26	25,908.79	8,950.53	52.7700%	(7,408.79)
Other Revenues	16,200.00	14,850.11	44,226.65	29,376.54	197.8200%	(28,026.65)
Total Operating Revenues	2,292,897.00	2,101,822.36	2,585,319.79	483,497.43	23.0037%	(292,422.79)
Operating Expenses:						
Interest expense MRB	111,000.00	101,750.00	102,038.56	(288.56)	0.2800%	8,961.44
Salaries	1,572,707.00	1,441,648.12	1,384,649.00	56,999.12	(3.9500%)	188,058.00
Bad debts and provision for loan losses	65,000.00	59,583.26	0.00	59,583.26	(100.0000%)	65,000.00
Retirement contributions	562,901.00	515,992.62	481,459.63	34,532.99	(6.6900%)	81,441.37
Retiree supplemental, cola & health benefits	294,834.00	270,264.50	233,787.91	36,476.59	(13.4900%)	61,046.09
First Time Homeowner's Assistance Program	500,000.00	458,333.37	575,918.09	(117,584.72)	25.6500%	(75,918.09)
Depreciation	330,531.00	302,986.64	221,227.24	81,759.40	(26.9800%)	109,303.76
Contractual services	205,322.00	188,211.98	78,414.04	109,797.94	(58.3300%)	126,907.96
Professional services	120,400.00	110,366.63	58,259.97	52,106.66	(47.2100%)	62,140.03
Rent	165,156.00	151,393.00	125,555.22	25,837.78	(17.0600%)	39,600.78
Other	120,350.00	110,320.87	107,291.68	3,029.19	(2.7400%)	13,058.32
Loan origination costs	18,000.00	16,500.00	14,491.21	2,008.79	(12.1700%)	3,508.79
Employee benefits, other than retirement	270,500.00	247,958.48	202,405.74	45,552.74	(18.3700%)	68,094.26
Maintenance	130,300.00	119,441.52	58,610.82	60,830.70	(50.9200%)	71,689.18
Bond trustee fees	18,100.00	16,591.63	15,124.00	1,467.63	(8.8400%)	2,976.00
Directors' fees	4,200.00	3,850.00	1,800.00	2,050.00	(53.2400%)	2,400.00
Loss on impaired assets or disposal of assets	0.00	0.00	0.00	0.00	0.0000%	0.00
Total Operating Expenses:	4,489,301.00	4,115,192.62	3,661,033.11	454,159.51	(11.0362%)	828,267.89
Non-operating Revenue (Expenses)						
Interest income on bank deposits	157,000.00	143,916.74	148,762.34	4,845.60	3.3600%	8,237.66
Gain/(loss) on sale of assets	200,000.00	183,333.37	117,311.52	(66,021.85)	(36.0100%)	82,688.48
Other income	1,400,000.00	1,283,333.37	847,539.55	(435,793.82)	(33.9500%)	552,460.45
Total Non-operating Revenue (Expenses)	1,757,000.00	1,610,583.48	1,113,613.41	(496,970.07)	(30.8565%)	643,386.59
Change in net position	(439,404.00)	(402,786.78)	37,900.09	440,686.87	(109.4000%)	(477,304.09)

Appendix 10

Guam Housing Corporation

Statement of Cash Flows

As of 8/31/2026

	Housing Division	Rental Division	Total
Cash Flows from Operating Activities			
Net Gain (Loss)	(471,870.24)	509,770.33	37,900.09
Depreciation less disposal of assets	8,666.92	211,531.48	220,198.40
(Increase) decrease in accrued interest and others	(829.45)	(1,297.69)	(2,127.14)
(Increase) decrease in prepaid expenses and others	(9,248.55)	(4,446.73)	(13,695.28)
Increase (decrease) in accrued pension costs	0.00	0.00	0.00
Increase (decrease) in other liabilities	34,670.94	(725,579.42)	(690,908.48)
Increase (decrease) in deposits by borrowers	(4,055.82)	4,124.98	69.16
Increase (decrease) in loans held in trust	0.00	0.00	0.00
Total Cash Flows from Operating Activities	(442,666.20)	(5,897.05)	(448,563.25)
Cash Flows from Investing Activities			
Net (increase) decrease in loans receivables	200,437.92	0.00	200,437.92
Net (increase) decrease in other receivables	(139,434.89)	821,586.24	682,151.35
(Cost) sale of foreclosed houses	201,479.65	0.00	201,479.65
(Purchase) disposal of property and equipment	0.00	(921,673.71)	(921,673.71)
(Purchase) sale of investment securities	(156,138.92)	0.00	(156,138.92)
Total Cash Flows from Investing Activities	106,343.76	(100,087.47)	6,256.29
Cash Flows from Financing Activities			
Repayment of bonds payable	(145,000.00)	0.00	(145,000.00)
Accrued interest on bonds payable	44,107.31	0.00	44,107.31
Accrued rebate liability	762.40	0.00	762.40
Total Cash Flows from Financing Activities	(100,130.29)	0.00	(100,130.29)
Net increase (decrease) in cash	(436,452.73)	(105,984.52)	(542,437.25)
Cash at beginning of year	8,647,483.25	1,907,803.36	10,555,286.61
Cash at end of year	8,211,030.52	1,801,818.84	10,012,849.36

Appendix 11

Guam Housing Corporation
Statement of Fiduciary Net Position
As of 8/31/2026

	Current Year	Prior Year
Assets		
Cash & Receivable		
Cash	38,549.47	96,464.18
Loan receivable	0.00	0.00
Investments	332,000.00	322,000.00
AR due from fiduciary	33,657.00	21,353.68
Accrued interest receivable	0.00	0.00
Total Cash & Receivable	404,206.47	439,817.86
Total Assets	404,206.47	439,817.86
Liabilities		
Payable		
Accounts payable	0.00	0.00
Trust fund	0.00	0.00
Due to fiduciary fund	0.00	0.00
Total Payable	0.00	0.00
Total Liabilities	0.00	0.00
Net position		
Restricted for lending activities		
	404,206.47	439,817.86
Total Net position	404,206.47	439,817.86
Total liabilities and net position	404,206.47	439,817.86

Appendix 12

Guam Housing Corporation

Statement of Changes in Fiduciary Net Position

From 8/1/2026 Through 8/31/2026

	Current Period Actual	Prior Year Current Period Actual
Additions		
Deposit by borrowers	33,660.76	21,356.98
Total Additions	33,660.76	21,356.98
Deductions		
Tax & insurance premiums paid	112,370.66	11,680.45
Total Deductions	112,370.66	11,680.45
Change in net position	(78,709.90)	9,676.53
Beginning balance of fiduciary net position	482,916.37	430,141.33
Ending balance of fiduciary net position	404,206.47	439,817.86

Appendix 13

Guam Housing Corporation

Statement of Changes in Fiduciary Net Position

From 10/1/2025 Through 8/31/2026

	Current Period Actual	Prior Year Current Period Actual
Additions		
Deposit by borrowers	299,299.26	284,322.82
Interest Income	0.00	0.00
Miscellaneous	0.00	0.00
Total Additions	299,299.26	284,322.82
Deductions		
Tax & insurance premiums paid	337,777.16	341,073.37
Administrative expense	0.00	0.00
Miscellaneous	0.00	0.00
Total Deductions	337,777.16	341,073.37
Change in net position	(38,477.90)	(56,750.55)
Beginning balance of fiduciary net position	442,684.37	496,568.41
Ending balance of fiduciary net position	404,206.47	439,817.86

Appendix 14

Guam Housing Corporation
Other Real EstateOwned Summary Report
as of August 31, 2026

	Borrower	Co-Borrower	Loan Number	Date Foreclosed	Property Location	OREO Asset	Loan Loss Reserve/ Allowance for Uncollectible	Bad Debt/ Loss on Impaired Assets	Net OREO Assets	OREO Expenses	Appraised Value	As of	Appraiser
1	Munoz, Jose C. & Diana S.		10102691	28-Feb-25	Lot No. 2-1 Block No. 5 Tract No. 1021, Munik	39,841.29			39,841.29	1,075.00	Building only 64,977.00	9/24/2025	Chief Appr
1	Total					39,841.29	-	-	39,841.29	1,075.00	64,977.00		

Doc. No. 38GL-26-3189.*

OREO Disposals FY'2026

	GHC Borrower	GHC Co-Borrower	Cash Receipt Number	Date Sold	Property Location	Sales Price	Selling / Other Cost	Net Proceeds	OREO Asset	(Loss)/Gain on Sale
1	Alokoa, Betwin C. & Merleen S.		11702989	9-Jun-25	Lot No. 36 Tract 2913, Increment II, Yona	320,000.00	1,208.83	318,791.17	201,479.65	117,311.52
1	Total					320,000.00	1,208.83	318,791.17	201,479.65	117,311.52

Appendix 15

31-Aug-26

	GUAM HOUSING CORPOPRATION									LADA			GUMA AS-ATDAS		SAGAN LINAHYAN	
	Operations	6% loan	FTHAP	Trust fund	Borrowers	CAHAT	Oper TCD	FPF TCD	HMRLF	Operations	Self-Ins	Tenant SD	Operations	Tenant SD	Operations	Tenant SD
Beginning balance	$2,335,749	$2,567,682	$387,263.730	$427,191.59	$17,803	$79,379	$2,313,497	$604,266	$163,233	$286,685.30	$1,101,795	$73,526.61	$3,122	$0	$332,636	$5,524
Deposits	615,759	80,644	93	55,729	1,024	21,615	4,333.59	439	4	$85,415.48	337	2,397	200	0	6,719	0
Disbursements																
Loans/Grants	0	(376,000)	(50,554)		0	0										
Interfund	(89,859)															
All others	(464,359)			(112,371)	0		(983)	0	0	(92,320)	0	0	(10)	0	(4,208)	0
Balance	2,397,289.98	2,272,327	336,802	370,549	18,827	100,994	2,316,848	604,705	163,238	279,781.12	1,102,131	75,923	3,312	0	335,147	5,524
RESERVES																
Deposits held																
Trust fund				(404,206)												
Loan service					(18,626)											
Tenant												(62,376.15)		0		(4,473)
Self-insurance											(902,131)					
Loans commitment	(262,200)	(684,249)	(131,736.40)			(40,000)										
Replacement										0						
Emergency housing										(99,007)						
Reserve for renovation										(149,532)	(200,000)					
Reserve for S.A.F.E. Program										0						
Foreclosure Protection								(500,000)								
Interfunds due	(73,119)	36,640	(4,855.44)	33,657	(201)	7,891			(12)							
10% adminstrative fee	30,177		(30,177)													
Est. monthly disbursement	(204,830)															
Unapplied & Ins. Claims	(51,214)															
DPCCA Collections	0															
Reserve (Bond pmts)	(500,000)												(2,500)			
Total reserves	(1,061,185)	(647,609)	(166,768.830)	(370,549)	(18,827)	(32,109)	0	(500,000)	(12)	(248,539.77)	(1,102,131)	(62,376.15)	(2,500)	0	0	(4,473)
Avail. for grant (Escheated/ARP)			170,033.46													
Avail. for loans	1,336,104.68	1,624,717.68				68,884.70	2,316,847.79		163,225.26							
Avail. for rental										31,241.35	0	13,547.10	812	-	335,147	1,051
Funds Available under operations									$3,757,657.71			$44,788		$812		336,198
			-			Cash report			3,757,657.71			$44,788		$812		336,198
						Diff			-			-		0.00		0

					Total GHC		Total Lada	Total As Atdas	Total SL	
TCDs	332,297	2,316,848	604,705	3,253,850.23	1,102,131	1,102,131.48	0		0	
								Total TCDs	4,355,981.71	

Total Cash available for loan & grant 5,679,813.57

Doc. No. 38GL-26-3189.*

Appendix 16

Guam Housing Corporation
Sep-26

Financial Highlights

Month	2026	2025	Difference	Variance
Revenues	563,926.56	289,636.19	$ 274,290.37	94.70%
Expenses	388,614.36	200,671.60	187,942.76	93.66%
Change in net position	175,312.20	88,964.59	86,347.61	97.06%

Year to Date	2025	2025	Difference	Variance
Revenues	4,248,368.55	3,805,285.96	443,082.59	11.64%
Expenses	4,035,156.26	3,701,524.15	333,632.11	9.01%
Change in net position	213,212.29	103,761.81	109,450.48	105.48%

Revenues for the month and Year-to-date (YTD) increased 95% & 12% respectively compared to the previous fiscal year. This growth is primarily driven by the recognition of revenue from the $1.2M ARPA funds disbursement for the Lada Phase II project and the $117K gain on the sale of the Yona OREO property. This was offset by a decrease of Fiduciary accounts funds received ($1M in FY 2025 vs. $398K in FY 2026).

Expenses for the month and YTD increased by 94% and 9% respectively compared to the previous year. Key factors driving this increase include:
1) Benefits: Retirement contributions increased due to a higher government contribution rate and a decrease of $193K in FY 2025 due to the pension adjustments. Note: The pension report for FY 2026 has not yet been released..
2) Fiduciary Expenses: 61 grants were disbursed in FY 2026, compared to 53 in FY 2025 alongside S.A.F.E. House disbursements totaling $30K and $20K in FY 2026 & FY 2025 respectively.
3) Contractual Services: Cost rose due to lawn maintenance services at Lada Gardens and higher license fees for the loan forms software.
4) Other Expenses: Emergency Housing cost increased, with 7 families placed in units in FY 2026 (12K) compared to 5 families in FY 2025 ($8k). Miscellaneous operating expenses also rose due to the excavation and cleaning of a sewer line in FY 2026.
5) Depreciation: Depreciation increased due to an $11K downward adjustment in FY 2025 resulting from a settlement agreement.
6) Maintenance Expenses: Cost increased due to the rising materials prices and the purchases of refrigerators, water heaters and stoves in in FY 2026 and materials purchased for the GCC lab in Aug-2026.

Increased the Allowance for A/R Legal Uncollectible	(718.05)	
Deceased the Reserve for Loan Losses	4,537.40	
Total increase in income due to adjustments	3,819.35	
Reserve for Loan Losses balance	**469,348.99**	
Adjusted allowance for uncollectible to 60 days & Over del. to Bad Debts		
Lada	30,554.32	
As Atdas	-	
Sagan	(1,600.00)	
Total increase in bad debts	**28,954.32**	
Allowance for uncollectible balance as of September 2026		
Lada	55,388.21	25
As Atdas	-	0
Sagan	3,130.00	0
Total	**58,518.21**	25

Specific Budget Concerns	2026 Budget	Actual	Favorable/ (Unfavorable)
Loan Origination Fees Budgeted to $3.2M for new loans, as of Sep-2026 only 8 loans totaling $1.3M has been closed.	63,600.00	38,569.64	(25,030.36)
First Time Homeowner's Assistant Program Expense Budgeted to disburse $500K for the FTHAP As of Sep-2026 $602K was disbursed plus admin fees of $60K	500,000.00	662,248.73	(162,248.73)
Gain on sale of assets Budgeted a gain on the sale of the Yona property. Property sold for $320,000 but GHC only received $318,791.17 due to property taxes.	200,000.00	117,310.52	(82,689.48)
Other Income **$1,400,000 was budgeted from ARP funds for rental renovations** As of Sep-2026 $1.2M was disbursed for FY 2026	1,400,000.00	1,211,797.47	(188,202.53)

Portfolio At-A-Glance

Portfolio Balance	September 2026 No. of Loans	September 2026 Principal Balance	September 2025 No. of Loans	September 2025 Principal Balance
SRF (Direct)	97	10,269,666.70	102	10,634,575.09
R5 (Revolving Loan Fund)	98	11,165,936.98	101	11,023,007.45
Subtotal GHC	195	21,435,603.68	203	21,657,582.54
Hazard Mitigation	0	0.00	0	0.00
CAHAT	76	1,921,781.75	77	1,926,006.29
Down Pymt (Not included when calculating delinquer	10	110,063.98	10	110,730.62
	86	2,031,845.73	87	2,036,736.91
Total	281	23,467,449.41	290	23,694,319.45

Current delinquency (GHC portfolio only)	September 2026 Number of loans	%	Principal Balance	September 2025 Number of loans	%	Principal Balance
30 to 59 days delinquent	10	4.8857%	1,023,821.88	7	2.876%	622,781.31
60 to 89 days delinquent	6	3.0383%	636,694.06	4	2.937%	636,184.85
90 days to 119 days	1	0.4865%	101,957.03	2	0.653%	141,447.10
120 days & over	0	0.0000%	0.00	0	0.000%	0.00
Total Delinquent	17	8.4105%	1,762,472.97	13	6.466%	1,400,413.26
Referred to Legal	3	2.2394%	480,038.62	0	0.000%	0.00
Total Delinquent & referred to legal	20	10.4616%	2,242,511.59	13	6.466%	1,400,413.26
Current delinquency (HM & CAHAT)		%			%	
30 to 59 days delinquent	0	0.0000%	0.00	1	0.002%	45.00
60 to 89 days delinquent	0	0.0000%	0.00	0	0.000%	0.00
90 days to 119 days	0	0.0000%	0.00	0	0.000%	0.00
120 days & over	0	0.0000%	0.00	0	0.000%	0.00
Total Delinquent	0	0.0000%	0.00	1	0.002%	45.00
Referred to Legal	0	0.0000%	0.00	0	0.000%	0.00
Total Delinquent & referred to legal	0	0.0000%	0.00	1	0.002%	45.00
Total Delinquency (Does not include Down Payment)						
		%			%	
30 to 59 days delinquent	10	4.4753%	1,023,821.88	8	2.641%	622,826.31
60 to 89 days delinquent	6	2.7831%	636,694.06	4	2.698%	636,184.85
90 days to 119 days	1	0.4457%	101,957.03	2	0.600%	141,447.10
120 days & over	0	0.0000%	0.00	0	0.000%	0.00
Total Delinquent	17	7.7040%	1,762,472.97	14	5.938%	1,400,458.26
Referred to Legal	3	2.0552%	480,038.62	0	0.000%	0.00
Total Delinquent & referred to legal	20	9.6009%	2,242,511.59	14	5.938%	1,400,458.26

	FY 2026	FY 2025	Difference
Rental Income	1,587,795.40	1,682,014.41	(94,219.01)
Vacancy	(463,249.32)	(494,796.68)	31,547.36
Total	**1,124,546.08**	1,187,217.73	(62,671.65)
Vacancy Rate	**29.18%**	29.42%	-0.24128%
Current years delinquency - Tenants	**5.49%**	3.87%	1.62%

Tenant Accounts Receivables	FY 2026		FY 2025		
	No. of Tenants	Amount	No. of Tenants	Amount	Difference
Lada	40	61,749.37	39	41,741.91	20,007.46
As-Atdas	1	920.00	2	720.00	200.00
Sagan	5	2,290.00	2	4,730.00	(2,440.00)
Total	46	64,959.37	43	47,191.91	17,767.46
Allowance for Uncollectible					
Lada		(55,388.21)		(36,143.82)	(19,244.39)
As-Atdas		0.00		0.00	0.00
Sagan		(3,130.00)		(4,730.00)	1,600.00
Total		(58,518.21)		(40,873.82)	(17,644.39)
Net Tenant Receivable less Allowance for Uncollectil		6,441.16		6,318.09	123.07
% of Receivable		0.90084325		0.866119214	

Tenant Accounts Receivables	No. of Unit	Lada	No. of Unit	As Atdas	No. of Unit	Sagan	No. of Unit	Total
							0	0.00
Former Tenants FY 2026	8	27,374.07	1	920.00	0	0.00	9	28,294.07
Subtotal Former Tenants	8	27,374.07	1	920.00	0	0.00	9	28,294.07
Active Tenants								
1 month due	15	6,361.16			5	2,290.00	20	8,651.16
2 months due	8	8,385.00					8	8,385.00
3 months due	5	10,208.55					5	10,208.55
4 months due							0	0.00
5 months due	1	829.00					1	829.00
8 months due	1	4,593.34					1	4,593.34
9 months due	1	3,619.25					1	3,619.25
11 months due	1	379.00					1	379.00
Total Active Tenants	32	34,375.30	0	0.00	5	2,290.00	37	36,665.30
Total	40	61,749.37	1	920.00	5	2,290.00	46	64,959.37
	0	0.00	0	0.00	0	0.00	0	0.00

Vacancy for the month of September 2026

	No. of Unit	Lada	No. of Unit	As Atdas	No. of Unit	Sagan	Grand Total No. of Unit	Grand Total Amount
1 bedroom							0	-
2 bedroom	7	4,900.00					7	4,900.00
3 bedroom	9	5,850.00			1	1,900.00	10	7,750.00
4 bedroom	18	20,251.61			1	2,350.00	19	22,601.61
Total Vacancy for September 2026	34	31,001.61	0	0.00	2	4,250.00	**36**	**35,251.61**

Note: a tenant moved into 4 Bdrm at Lada on 9/8/2026, leaving 35 vacant at the end of 9/30/2026
Of the 23 renovated units completed on 3/07/2023, no units were vacant as of 9/30/2026.

Guam Housing Corporation
Statement of Net Position
As of 9/30/2026

	Current Year	Prior Year
Assets and Deferred Outflows of Resources		
Unrestricted Assets		
Cash and cash equivalents	5,387,869.03	5,717,794.60
Self-insurance fund	1,102,398.62	1,067,910.98
Loans receivable	21,435,603.68	21,657,582.54
Allowance for loan losses	(469,348.99)	(473,886.39)
Tenant & inter receivable, net	6,441.16	6,318.09
Other receivables	0.00	0.00
Accrued interest receivable	78,305.20	81,257.40
Prepaid expenses and other	69,702.02	76,763.36
Foreclosed assets held for resale	39,841.29	241,320.94
Total Unrestricted Assets	27,650,812.01	28,375,061.52
Restricted Assets		
Cash and cash equivalents	3,383,821.62	3,769,581.03
Investments with trustee	114,043.83	161,915.60
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	2,031,845.73	2,036,736.91
Receivable from GHURA	283,790.45	1,495,587.92
Total Restricted Assets	5,813,501.63	7,463,821.46
Capital assets, net		
Depreciable property, plant and equipment	4,563,642.46	3,499,580.04
Non-depreciable property, plant and equipment	2,934,227.47	2,934,227.47
Total Capital assets, net	7,497,869.93	6,433,807.51
Deferred outflows of resources		
	3,031,105.00	3,031,105.00
Total Assets and Deferred Outflows of Resources	43,993,288.57	45,303,795.49
Liabilities		
Payable from unrestricted assets		
Accounts payable and accrued expenses	193,480.07	167,436.97
Security deposits	69,336.15	63,744.08
Deposit by borrowers	18,625.97	22,681.79
Accrued compensated absences	242,424.26	247,779.62
Unearned revenue	65,568.57	66,542.95
Due to fiduciary fund	19,907.27	27,321.71
Total Payable from unrestricted assets	609,342.29	595,507.12
Payable from restricted assets		
Accounts payable	283,790.45	1,525,693.69
Bonds payable	1,720,000.00	2,015,000.00
Accrued interest payable	8,241.67	9,655.21
Loans held in trust	0.00	0.00
Rebate liability	98,335.56	97,573.16
Total Payable from restricted assets	2,110,367.68	3,647,922.06
Net pension & OPEB liability		
	9,863,968.00	9,863,968.00
Total Liabilities	12,583,677.97	14,107,397.18
Deferred inflows of resources - pension		
	4,111,543.00	4,111,543.00
Net position		
Net Position		
Invested in capital assets, net of related debt	7,497,869.93	6,433,807.51
Restricted	5,415,667.35	5,776,212.17
Unrestricted	14,384,530.32	14,874,835.63
Total Net Position	27,298,067.60	27,084,855.31
Total Net position	27,298,067.60	27,084,855.31
Total liabilities, deferred inflows and net position	43,993,288.57	45,303,795.49

Guam Housing Corporation
Statement of Net Position
As of 9/30/2026

	Housing Division	Rental Division	Total
Assets and Deferred Outflows of Resources			
Unrestricted Assets			
Cash and cash equivalents	4,677,677.95	710,191.08	5,387,869.03
Self-insurance fund	0.00	1,102,398.62	1,102,398.62
Loans receivable	21,435,603.68	0.00	21,435,603.68
Allowance for loan losses	(469,348.99)	0.00	(469,348.99)
Tenant & inter receivable, net	1,297,374.56	(1,290,933.40)	6,441.16
Other receivables	0.00	0.00	0.00
Accrued interest receivable	56,149.57	22,155.63	78,305.20
Prepaid expenses and other	1,558.94	68,143.08	69,702.02
Foreclosed assets held for resale	39,841.29	0.00	39,841.29
Total Unrestricted Assets	27,038,857.00	611,955.01	27,650,812.01
Restricted Assets			
Cash and cash equivalents	3,383,821.62	0.00	3,383,821.62
Investments with trustee	114,043.83	0.00	114,043.83
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	2,031,845.73	0.00	2,031,845.73
Receivable from GHURA	0.00	283,790.45	283,790.45
Total Restricted Assets	5,529,711.18	283,790.45	5,813,501.63
Capital assets, net			
Depreciable property, plant and equipment	27,161.16	4,536,481.30	4,563,642.46
Non-depreciable property, plant and equipment	0.00	2,934,227.47	2,934,227.47
Total Capital assets, net	27,161.16	7,470,708.77	7,497,869.93
Deferred outflows of resources			
	1,675,166.00	1,355,939.00	3,031,105.00
Total Assets and Deferred Outflows of Resources	34,270,895.34	9,722,393.23	43,993,288.57
Liabilities			
Payable from unrestricted assets			
Accounts payable and accrued expenses	106,409.83	87,070.24	193,480.07
Security deposits	0.00	69,336.15	69,336.15
Deposit by borrowers	18,625.97	0.00	18,625.97
Accrued compensated absences	119,229.65	123,194.61	242,424.26
Unearned revenue	51,103.67	14,464.90	65,568.57
Due to fiduciary fund	19,907.27	0.00	19,907.27
Total Payable from unrestricted assets	315,276.39	294,065.90	609,342.29
Payable from restricted assets			
Accounts payable	0.00	283,790.45	283,790.45
Bonds payable	1,720,000.00	0.00	1,720,000.00
Accrued interest payable	8,241.67	0.00	8,241.67
Loans held in trust	0.00	0.00	0.00
Rebate liability	98,335.56	0.00	98,335.56
Total Payable from restricted assets	1,826,577.23	283,790.45	2,110,367.68
Net pension & OPEB liability			
	5,565,491.00	4,298,477.00	9,863,968.00
Total Liabilities	7,707,344.62	4,876,333.35	12,583,677.97
Deferred inflows of resources - pension			
	2,256,720.00	1,854,823.00	4,111,543.00
Net position			
Net Position			
Invested in capital assets, net of related debt	27,161.16	7,470,708.77	7,497,869.93
Restricted	5,415,667.35	0.00	5,415,667.35
Unrestricted	18,864,002.21	(4,479,471.89)	14,384,530.32
Total Net Position	24,306,830.72	2,991,236.88	27,298,067.60
Total Net position	24,306,830.72	2,991,236.88	27,298,067.60
Total liabilities, deferred inflows and net position	34,270,895.34	9,722,393.23	43,993,288.57

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 9/1/2026 Through 9/30/2026

	Current Period Actual	Prior Year Current Period Actual
Operating Revenues:		
Interest on loans receivable	86,589.65	137,132.91
Loan origination fees/cost, net	0.00	4,164.70
Rental Income	90,005.39	95,557.00
Interest on investments held by bond trustees	(255.99)	1,394.17
Late fees, service fees & return check fees	2,661.20	3,154.05
Interest income on bank deposits	12,770.15	13,925.96
Administrative Fee	7,848.24	2,000.00
Other Income	364,307.92	32,307.40
Total Operating Revenues:	563,926.56	289,636.19
Operating Expenses:		
Interest expense MRB	8,241.65	9,655.22
Salaries	103,021.77	91,340.65
Bad debts and provision for loan losses	28,954.32	23,564.32
Retirement & medicare contributions	43,584.67	(154,370.07)
Retiree supplemental, cola & health benefits	20,648.80	127,825.07
Fiduciary Expense	86,330.64	29,509.61
Depreciation	20,702.33	19,671.83
Contractual services	18,744.87	7,759.30
Professional services	5,078.00	7,382.25
Rent	11,871.27	10,057.52
Other	8,748.64	5,404.18
Employee benefits, other than retirement	18,683.42	19,053.61
Maintenance	12,527.98	2,192.11
Bond trustee fees	1,226.00	1,226.00
Directors' fees	250.00	400.00
Total Operating Expenses:	388,614.36	200,671.60
Change in net position	175,312.20	88,964.59
Total net position at beginning of month	27,122,755.40	26,995,890.72
Net position at end of year	27,298,067.60	27,084,855.31

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 9/1/2026 Through 9/30/2026

	Housing Division	Rental Division	Total
Operating Revenues:			
Interest on loans receivable	86,589.65	0.00	86,589.65
Loan origination fees/cost, net	0.00	0.00	0.00
Rental Income	0.00	90,005.39	90,005.39
Interest on investments held by bond trustees	(255.99)	0.00	(255.99)
Late fees, service fees & return check fees	2,281.20	380.00	2,661.20
Interest income on bank deposits	9,571.98	3,198.17	12,770.15
Administrative Fee	7,848.24	0.00	7,848.24
Funds received for fiduciary accounts	0.00	0.00	0.00
Other income	0.00	364,307.92	364,307.92
Gain/(loss) on sale of assets	0.00	0.00	0.00
Total Operating Revenues:	106,035.08	457,891.48	563,926.56
Operating Expenses:			
Interest expense MRB	8,241.65	0.00	8,241.65
Salaries	57,543.39	45,478.38	103,021.77
Bad debts and provision for loan losses	0.00	28,954.32	28,954.32
Retirement & Medicare Contributions	23,670.17	19,914.50	43,584.67
Retiree supplemental, cola & health benefits	9,750.75	10,898.05	20,648.80
Fiduciary Expense	86,330.64	0.00	86,330.64
Depreciation	683.42	20,018.91	20,702.33
Contractual services	3,827.44	14,917.43	18,744.87
Professional services	3,804.00	1,274.00	5,078.00
Rent	11,871.27	0.00	11,871.27
Other	4,773.32	3,975.32	8,748.64
Employee benefits, other than retirement	7,358.07	11,325.35	18,683.42
Maintenance	0.00	12,527.98	12,527.98
Bond trustee fees	1,226.00	0.00	1,226.00
Directors' fees	250.00	0.00	250.00
Loss on impaired assets	0.00	0.00	0.00
Total Operating Expenses:	219,330.12	169,284.24	388,614.36
Change in net position	(113,295.04)	288,607.24	175,312.20
Total net position at beginning of year	24,420,125.76	2,702,629.64	27,122,755.40
Total net position of end of year	24,306,830.72	2,991,236.88	27,298,067.60

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 10/1/2025 Through 9/30/2026

	Current Period Actual	Prior Year Current Period Actual
Operating Revenues:		
Interest on loans receivable	1,075,372.51	1,190,101.40
Loan origination fees/cost, net	24,078.43	(1,894.43)
Rental Income	1,124,546.08	1,187,217.73
Interest on investments held by bond trustees	2,920.85	4,295.25
Late fees, service fees & return check fees	28,569.99	31,593.94
Interest income on bank deposits	161,532.49	183,487.70
Administrative Fee	60,204.43	50,479.95
Funds received for fiduciary accounts	397,758.13	1,004,984.58
Other income	1,256,074.12	92,101.45
Gain/(loss) on sale of assets	117,311.52	62,918.39
Total Operating Revenues:	4,248,368.55	3,805,285.96
Operating Expenses:		
Interest expense MRB	110,280.21	126,476.04
Salaries	1,487,670.77	1,472,642.01
Bad debts and provision for loan losses	28,954.32	23,564.32
Retirement & Medicare Contributions	520,468.58	272,821.12
Retiree supplemental, cola & health benefits	254,436.71	371,625.43
Fiduciary Expense	692,937.81	571,366.21
Depreciation	241,929.57	224,931.75
Contractual services	97,158.91	70,290.80
Professional services	63,337.97	72,540.08
Rent	137,426.49	130,386.24
Other	85,351.24	64,347.15
Employee benefits, other than retirement	225,664.88	229,991.82
Maintenance	71,138.80	51,835.18
Bond trustee fees	16,350.00	16,206.00
Directors' fees	2,050.00	2,500.00
Total Operating Expenses:	4,035,156.26	3,701,524.15
Change in net position	213,212.29	103,761.81
Total net position at beginning of year	27,084,855.31	26,981,093.50
Total net position of end of year	27,298,067.60	27,084,855.31

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 10/1/2025 Through 9/30/2026

	Housing Division	Rental Division	Total
Operating Revenues:			
Interest on loans receivable	1,075,372.51	0.00	1,075,372.51
Loan origination fees/cost, net	24,078.43	0.00	24,078.43
Rental Income	0.00	1,124,546.08	1,124,546.08
Interest on investments held by bond trustees	2,920.85	0.00	2,920.85
Late fees, service fees & return check fees	23,809.99	4,760.00	28,569.99
Interest income on bank deposits	120,898.90	40,633.59	161,532.49
Administrative Fee	60,204.43	0.00	60,204.43
Funds received for fiduciary accounts	397,758.13	0.00	397,758.13
Other income	10,483.71	1,245,590.41	1,256,074.12
Gain/(loss) on sale of assets	117,311.52	0.00	117,311.52
Total Operating Revenues:	1,832,838.47	2,415,530.08	4,248,368.55
Operating Expenses:			
Interest expense MRB	110,280.21	0.00	110,280.21
Salaries	834,121.27	653,549.50	1,487,670.77
Bad debts and provision for loan losses	0.00	28,954.32	28,954.32
Retirement & Medicare Contributions	298,088.69	222,379.89	520,468.58
Retiree supplemental, cola & health benefits	123,705.73	130,730.98	254,436.71
Fiduciary Expense	662,832.04	30,105.77	692,937.81
Depreciation	9,350.34	232,579.23	241,929.57
Contractual services	49,982.90	47,176.01	97,158.91
Professional services	50,069.84	13,268.13	63,337.97
Rent	137,426.49	0.00	137,426.49
Other	24,864.18	60,487.06	85,351.24
Employee benefits, other than retirement	98,882.06	126,782.82	225,664.88
Maintenance	0.00	71,138.80	71,138.80
Bond trustee fees	16,350.00	0.00	16,350.00
Directors' fees	2,050.00	0.00	2,050.00
Loss on impaired assets	0.00	0.00	0.00
Total Operating Expenses:	2,418,003.75	1,617,152.51	4,035,156.26
Change in net position	(585,165.28)	798,377.57	213,212.29
Total net position at beginning of year	24,891,996.00	2,192,859.31	27,084,855.31
Total net position of end of year	24,306,830.72	2,991,236.88	27,298,067.60

Appendix 25

Guam Housing Corporation
Budget vs Actual
From 10/1/2025 Through 9/30/2026

	Total Budget $ - Original	YTD Budget $ - Original	Current Year Actual	Over (Under) Budget	Variance	Remaining Balance
Operating Revenues:						
Interest on loans receivable	1,037,400.00	1,037,400.00	1,071,553.19	34,153.19	3.2900%	(34,153.19)
Rental Income	1,107,197.00	1,107,197.00	1,124,546.08	17,349.08	1.5600%	(17,349.08)
Interest on investments held by bond trustees	0.00	0.00	2,920.85	2,920.85	0.0000%	(2,920.85)
Loan origination fees	63,600.00	63,600.00	38,569.64	(25,030.36)	(39.3500%)	25,030.36
Funds received for Fiduciary Accounts & Administrative Fee	50,000.00	50,000.00	457,962.56	407,962.56	815.9200%	(407,962.56)
Late Fees, Service Fees & Return Check Fees	18,500.00	18,500.00	28,569.99	10,069.99	54.4300%	(10,069.99)
Other Revenues	16,200.00	16,200.00	48,095.97	31,895.97	196.8800%	(31,895.97)
Total Operating Revenues:	2,292,897.00	2,292,897.00	2,772,218.28	479,321.28	20.9046%	(479,321.28)
Operating Expenses:						
Interest expense MRB	111,000.00	111,000.00	110,280.21	719.79	(0.6400%)	719.79
Salaries	1,572,707.00	1,572,707.00	1,487,670.77	85,036.23	(5.4000%)	85,036.23
Bad debts and provision for loan losses	65,000.00	65,000.00	28,954.32	36,045.68	(55.4500%)	36,045.68
Retirement contributions	562,901.00	562,901.00	525,462.50	37,438.50	(6.6500%)	37,438.50
Retiree supplemental, cola & health benefits	294,834.00	294,834.00	254,436.71	40,397.29	(13.7000%)	40,397.29
First Time Homeowner's Assistance Program	500,000.00	500,000.00	662,248.73	(162,248.73)	32.4400%	(162,248.73)
Depreciation	330,531.00	330,531.00	241,929.57	88,601.43	(26.8000%)	88,601.43
Contractual services	205,322.00	205,322.00	97,158.91	108,163.09	(52.6700%)	108,163.09
Professional services	120,400.00	120,400.00	63,337.97	57,062.03	(47.3900%)	57,062.03
Rent	165,156.00	165,156.00	137,426.49	27,729.51	(16.7800%)	27,729.51
Other	120,350.00	120,350.00	116,040.32	4,309.68	(3.5800%)	4,309.68
Loan origination costs	18,000.00	18,000.00	14,491.21	3,508.79	(19.4900%)	3,508.79
Employee benefits, other than retirement	270,500.00	270,500.00	220,670.96	49,829.04	(18.4200%)	49,829.04
Maintenance	130,300.00	130,300.00	71,138.80	59,161.20	(45.4000%)	59,161.20
Bond trustee fees	18,100.00	18,100.00	16,350.00	1,750.00	(9.6600%)	1,750.00
Directors' fees	4,200.00	4,200.00	2,050.00	2,150.00	(51.1900%)	2,150.00
Loss on impaired assets or disposal of assets	0.00	0.00	0.00	0.00	0.0000%	0.00
Total Operating Expenses:	4,489,301.00	4,489,301.00	4,049,647.47	439,653.53	(9.7934%)	439,653.53
Non-operating Revenue (Expenses)						
Interest income on bank deposits	157,000.00	157,000.00	161,532.49	4,532.49	2.8800%	(4,532.49)
Gain/(loss) on sale of assets	200,000.00	200,000.00	117,311.52	(82,688.48)	(41.3400%)	82,688.48
Other income	1,400,000.00	1,400,000.00	1,211,797.47	(188,202.53)	(13.4400%)	188,202.53
Total Non-operating Revenue (Expenses)	1,757,000.00	1,757,000.00	1,490,641.48	(266,358.52)	(15.1599%)	266,358.52
Change in net position	(439,404.00)	(439,404.00)	213,212.29	652,616.29	(148.5200%)	(652,616.29)

Guam Housing Corporation

Statement of Cash Flows

As of 9/30/2026

	Housing Division	Rental Division	Total
Cash Flows from Operating Activities			
Net Gain (Loss)	(585,165.28)	798,377.57	213,212.29
Depreciation less disposal of assets	9,350.34	231,550.39	240,900.73
(Increase) decrease in accrued interest and others	7,174.72	(4,222.52)	2,952.20
(Increase) decrease in prepaid expenses and others	(265.88)	7,327.22	7,061.34
Increase (decrease) in accrued pension costs	0.00	0.00	0.00
Increase (decrease) in other liabilities	(16,318.47)	(1,036,733.56)	(1,053,052.03)
Increase (decrease) in deposits by borrowers	(4,055.82)	6,208.07	2,152.25
Increase (decrease) in loans held in trust	0.00	0.00	0.00
Total Cash Flows from Operating Activities	(589,280.39)	2,507.17	(586,773.22)
Cash Flows from Investing Activities			
Net (increase) decrease in loans receivables	220,742.26	0.00	220,742.26
Net (increase) decrease in other receivables	(171,145.83)	1,212,726.68	1,041,580.85
(Cost) sale of foreclosed houses	201,479.65	0.00	201,479.65
(Purchase) disposal of property and equipment	0.00	(1,310,447.51)	(1,310,447.51)
(Purchase) sale of investment securities	47,871.77	0.00	47,871.77
Total Cash Flows from Investing Activities	298,947.85	(97,720.83)	201,227.02
Cash Flows from Financing Activities			
Repayment of bonds payable	(295,000.00)	0.00	(295,000.00)
Accrued interest on bonds payable	(1,413.54)	0.00	(1,413.54)
Accrued rebate liability	762.40	0.00	762.40
Total Cash Flows from Financing Activities	(295,651.14)	0.00	(295,651.14)
Net increase (decrease) in cash	(585,983.68)	(95,213.66)	(681,197.34)
Cash at beginning of year	8,647,483.25	1,907,803.36	10,555,286.61
Cash at end of year	8,061,499.57	1,812,589.70	9,874,089.27

Appendix 27

Guam Housing Corporation
Statement of Fiduciary Net Position
As of 9/30/2026

	Current Year	Prior Year
Assets		
Cash & Receivable		
Cash	54,859.33	93,362.66
Loan receivable	0.00	0.00
Investments	338,000.00	322,000.00
AR due from fiduciary	19,907.27	27,321.71
Accrued interest receivable	0.00	0.00
Total Cash & Receivable	412,766.60	442,684.37
Total Assets	412,766.60	442,684.37
Liabilities		
Payable		
Accounts payable	0.00	0.00
Trust fund	0.00	0.00
Due to fiduciary fund	0.00	0.00
Total Payable	0.00	0.00
Total Liabilities	0.00	0.00
Net position		
Restricted for lending activities		
	412,766.60	442,684.37
Total Net position	412,766.60	442,684.37
Total liabilities and net position	412,766.60	442,684.37

Guam Housing Corporation

Statement of Changes in Fiduciary Net Position

From 9/1/2026 Through 9/30/2026

	Current Period Actual	Prior Year Current Period Actual
Additions		
Deposit by borrowers	26,077.50	30,909.35
Total Additions	26,077.50	30,909.35
Deductions		
Tax & insurance premiums paid	17,517.37	28,042.84
Total Deductions	17,517.37	28,042.84
Change in net position	8,560.13	2,866.51
Beginning balance of fiduciary net position	404,206.47	439,817.86
Ending balance of fiduciary net position	412,766.60	442,684.37

Guam Housing Corporation

Statement of Changes in Fiduciary Net Position

From 10/1/2025 Through 9/30/2026

	Current Period Actual	Prior Year Current Period Actual
Additions		
Deposit by borrowers	325,376.76	315,232.17
Interest Income	0.00	0.00
Miscellaneous	0.00	0.00
Total Additions	325,376.76	315,232.17
Deductions		
Tax & insurance premiums paid	355,294.53	369,116.21
Administrative expense	0.00	0.00
Miscellaneous	0.00	0.00
Total Deductions	355,294.53	369,116.21
Change in net position	(29,917.77)	(53,884.04)
Beginning balance of fiduciary net position	442,684.37	496,568.41
Ending balance of fiduciary net position	412,766.60	442,684.37

30-Sep-26

	GUAM HOUSING CORPOPRATION									LADA			GUMA AS-ATDAS		SAGAN LINAHYAN	
	Operations	6% loan	FTHAP	Trust fund	Borrowers	CAHAT	Oper TCD	FPF TCD	HMRLF	Operations	Self-Ins	Tenant SD	Operations	Tenant SD	Operations	Tenant SD
Beginning balance	$2,397,290	$2,272,327	$336,802.290	$370,549.47	$18,827	$100,994	$2,316,848	$604,705	$163,238	$279,781.12	$1,102,131	$75,923.25	$3,312	$0	$335,147	$5,524
Deposits	270,282	36,694	76	39,827	0	7,892	5,242.63	440	4	$88,015.40	267	1,538	0	0	6,816	150
Disbursements																
Loans/Grants	(12,600)	(16,000)	(83,338)		0	(40,000)										
Interfund	(78,188)															
All others	(239,823)			(17,517)	(201)		0	0	(12)	(74,467)	0	800	(10)	0	(12,338)	0
Balance	2,336,961.10	2,293,021	253,540	392,859	18,626	68,886	2,322,090	605,145	163,229	293,329.84	1,102,399	78,261	3,302	0	329,624	5,674
RESERVES																
Deposits held																
Trust fund				(412,767)												
Loan service					(18,626)											
Tenant												(64,713.15)		0		(4,623)
Self-insurance											(902,399)					
Loans commitment	(249,600)	(668,249)	(53,254.00)			0										
Replacement										0						
Emergency housing										(99,557)						
Reserve for renovation										(149,532)	(200,000)					
Reserve for S.A.F.E. Program										0						
Foreclosure Protection								(500,000)								
Interfunds due	(62,429)	41,042	(7,848.24)	19,907	(0)	9,332			(4)							
10% adminstrative fee	22,336		(22,336)													
Est. monthly disbursement	(204,830)															
Unapplied & Ins. Claims	(51,104)															
DPCCA Collections	(83)															
Reserve (Bond pmts)	(500,000)												(2,500)			
Total reserves	(1,045,710)	(627,207)	(83,437.860)	(392,859)	(18,626)	9,332	0	(500,000)	(4)	(249,089.77)	(1,102,399)	(64,713.15)	(2,500)	0	0	(4,623)
Avail. for grant (Escheated/ARP)			**170,102.16**													
Avail. for loans	**1,291,251.41**	**1,665,813.88**				**78,218.25**	**2,322,090.42**		**163,225.26**							
Avail. for rental										**44,240.07**	**0**	**13,547.74**	**802**	**-**	**329,624**	**1,051**
Funds Available under operations									**$3,718,486.95**			**$57,788**		**$802**		**330,676**
			-			Cash report			3,718,486.95			$57,788		$802		330,676
						Diff			-			-		0.00		0

					Total GHC			Total Lada	Total As Atdas	Total SL
TCDs		338,466		2,322,090	605,145	3,265,701.86		1,102,399	1,102,398.62	0	0
										Total TCDs	**4,368,100.48**

Total Cash available for loan & grant 5,690,701.38

Doc. No. 38GL-26-3189 *

Appendix 31

Guam Housing Corporation
Other Real EstateOwned Summary Report
as of September 30, 2026

	Borrower	Co-Borrower	Loan Number	Date Foreclosed	Property Location	OREO Asset	Loan Loss Reserve/ Allowance for Uncollectible	Bad Debt/ Loss on Impaired Assets	Net OREO Assets	OREO Expenses	Appraised Value	As of	Appraiser
1	Munoz, Jose C. & Diana S.		10102691	28-Feb-25	Lot No. 2-1 Block No. 5 Tract No. 1021, Muni	39,841.29			39,841.29	1,075.00	Building only 64,977.00	9/24/2025	Chief Appr
1	Total					39,841.29	-	-	39,841.29	1,075.00	64,977.00		

OREO Disposals FY'2026

	GHC Borrower	GHC Co-Borrower	Cash Receipt Number	Date Sold	Property Location	Sales Price	Selling / Other Cost	Net Proceeds	OREO Asset	(Loss)/Gain on Sale
1	Alokoa, Betwin C. & Merleen S.		11702989	9-Jun-25	Lot No. 36 Tract 2913, Increment II, Yona	320,000.00	1,208.83	318,791.17	201,479.65	117,311.52
1	Total					320,000.00	1,208.83	318,791.17	201,479.65	117,311.52

Doc. No. 38GL-26-3189.*

# of units (inventory)	Aug-25	Sep-25	Aug-26	Sep-26
Lada + FEMA in Sagan Linahyan	114	114	114	114
As-Atdas	24	24	24	24
Sagan Linahyan	10	10	10	10
Total units on hand	148	148	148	148

# of vacant units at EOM	Aug-25	Sep-25	Aug-26	Sep-26
Lada	34	32	34	33
As-Atdas	18	18	0	0
Sagan Linahyan	1	1	3	2
Total vacant units	53	51	37	35

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

Vacancy rate based on EOM	**36%**	**34%**	**25%**	**24%**
Delinquency rate	4.36%	4.36%	5.92%	5.49%

# of units for major repairs	Aug-25	Sep-25	Aug-26	Sep-26
Lada/Sagan (STAFF) (**minor repairs**)	5	2	8	8
Lada (CONTRACTOR)	24	24	21	21
As-Atdas (CONTRACTOR)	19	19	24	24
As-Atdas (STAFF)	0	0	0	0
Sagan Linayan (CONTRACTOR)	1	1	1	1
Subtotal Staff (minor)	5	5	8	8

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	Aug-25	Sep-25	Aug-26	Sep-26
Subtotal Contractor (major)	45	45	46	46
Total units for major/minor repair	50	50	54	54

Waiting list	Aug-25	Sep-25	Aug-26	Sep-26
1 Bedroom	0	0	0	0
2 Bedroom	7	9	12	12
3 Bedroom	6	8	7	4
4 Bedroom	2	1	3	3
Total waiting list	15	18	22	19

Work Orders	Aug-25	Sep-25	Aug-26	Sep-26
# carryover not resolved				
Lada	578	603	627	641
As-Atdas	0	0	0	0
Sagan Linayan	0	0	8	9
# of work orders not resolved	578	603	635	650

# of work orders requests	Aug-25	Sep-25	Aug-26	Sep-26
Lada	30	38	30	32
As-Atdas	1	1	0	0
Sagan Linayan	1	2	1	7
Total work order requests	32	41	31	39

Work Orders	Aug-25	Sep-25	Aug-26	Sep-26

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	Aug-25	Sep-25	Aug-26	Sep-26
# duplicate/canceled				
Lada	0	0	0	1
As-Atdas	0	0	0	0
Sagan Linayan	2	0	0	0
# of work orders not resolved	0	0	0	0

# of work orders closed	Aug-25	Sep-25	Aug-26	Sep-26
Lada	31	15	18	18
As-Atdas	1	1	0	0
Sagan Linayan	1	0	2	4
GHC Foreclosure(s)	0	0	0	0
GHC ITC office/Maint/Admin	0	2	1	2
# of renovated units completed				
Lada	0	0	2	2
As-Atdas	0	0	0	0
Sagan Linayan	0	0	1	0
Total work order closed	33	18	24	26
% work orders completed	**103%**	**44%**	**77%**	**67%**

GUAM HOUSING

Loan Portfolio	Aug-25	Sep-25	Aug-26	Sep-26
Direct loan	104	102	98	97
6% loan	102	101	98	98
CAHAT	77	77	75	76
DownPayment	10	10	10	10
Total loans	293	290	281	281
Deliquency rate	9.79%	5.94%	10.02%	10.02%

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	Aug-25	Sep-25	Aug-26	Sep-26

Loans Approved	**Aug-25**	**Sep-25**	**Aug-26**	**Sep-26**
Direct loan	1	2	0	0
6% loan	1	0	0	0
CAHAT	0	0	1	0
Total loans				

	Aug-25	**Sep-25**	**Aug-26**	**Sep-26**
FTHAP certificate issued	1	9	5	2
FTHAP committed	1	9	5	2
FTHAP disbursed	4	2	5	8

Loans Closed	**Aug-25**	**Sep-25**	**Aug-26**	**Sep-26**
Direct loan	1	0	0	0
6% loan	0	0	1	0
CAHAT	0	0	1	0
Total loans	1	0	2	0

# of payoff	**Aug-25**	**Sep-25**	**Aug-26**	**Sep-26**
Direct loan	2	2	0	1
6% loan	0	1	0	0
CAHAT	0	0	0	0
Down Payment Program	0	0	0	0
Total loan payoff	2	3	0	1

Availability of funds	**Aug-25**	**Sep-25**	**Aug-26**	**Sep-26**
Direct loan	3,127,942	3,497,829	3,652,952	3,613,342
6% Loan	597,793	2,116,946	1,624,718	1,665,814
CAHAT	62,148	73,994	68,885	78,218

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	Aug-25	Sep-25	Aug-26	Sep-26
Hazard Mitigation	163,225	163,225	163,225	163,225
FTHAP (Escheated)	1,611	11,730	170,033	170,102
FTHAP (FY 2025 Supplemental Budget P. L. 37-135)	$455,152	$378,542	0	0
Total funds available	**$4,407,871**	**$6,242,265**	**$5,679,813.57**	**$5,690,701.38**

LEGAL COUNSEL REPORT

	Aug-25	Sep-25	Aug-26	Sep-26
Legal counsel referred Beg. Bal.				
Direct loan	1		1	1
6% loan			1	1
CAHAT			1	1
DPCCA				
Total accounts referred	1	0	3	3

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

Pending loans w/legal	Aug-25	Sep-25	Aug-26	Sep-26
Carryover referrals				
Direct loan	0	0	1	2
6% loan	0	0	1	2

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	Aug-25	Sep-25	Aug-26	Sep-26
CAHAT			1	1
DPCCA				
Total pending loans	0	0	3	5

Loans foreclosed	**Aug-25**	**Sep-25**	**Aug-26**	**Sep-26**
Direct loan				
6% loan				
CAHAT				
Total loans foreclosed	0	0	0	0

Doc. No. 38GL-26-3189.*

GUAM HOUSING CORPORATION

FORECLOSURE MATTERS (JGB)

FILE NO.	LOAN NO.	PROPERTY DESCRIPTION	ACTION REQUIRED	MATURITY DATE	STATUS/COMMENTS
GHC-150	11903006	Yigo	Demand letter, certified mailed on May 8, 2026. Demand letter expired on June 12, 2026. Debtor's father called in regard to bringing account current on 6/12/26, and email GHC. Reviewed response from GHC in regard to amount due to bring account current through June 2026. Spoke with Brittany Mendiola and informed her to contact GHC regarding her account. Debtor(s) account was paid almost in full to bring account current. Per GHC account is almost current. Advise of status.	December 19, 2048	Principal amount due: $132,126.82
GHC-152	50602751	Merizo	Demand letter, certified mailed on May 8, 2026. Demand letter expired on June 12, 2026. Notice of Default recorded at the Dept. of Land Management on June 30, 2026, and mailed to Debtor on July 9, 2026. Notice of Sale Under Mortgage was recorded on 8/18/26 at the Dept. of Land Management, and mailed to Debtor. Sale was canceled as payment was received and covered all outstanding fees and costs. Per GHC account is current as of 9/25/56.	October 17, 2036	Principal amount due: $46,591.13
GHC-199	51903010	Mongmong-Toto-Maite	Demand letter, certified mailed on October 15, 2026. Demand letter expires on November 19, 2026.	August 2, 2047	Principal amount: $208,466.61
GHC-200	11702981	Dededo	Demand letter, certified mailed on October 15, 2026. Demand letter expires on November 19, 2026.	January 9, 2049	Principal amount: $141,810.86

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

July 22, 2026

Memorandum

To: Board of Directors, GHC

Via: President

From: Loan Administrator

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

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

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

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

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

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

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

      Recommendations:

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

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

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

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