Financial Statements, Required Supplementary, and Supplementary Information

Guam Housing and Urban Renewal Authority

(A Component Unit of the Government of Guam)

Years Ended September 30, 2025 and 2024
with Report of Independent Auditors

Shape the future
with confidence

Guam Housing and Urban Renewal Authority
(A Component Unit of the Government of Guam)

Financial Statements, Required Supplementary, and Supplementary Information

Years Ended September 30, 2025 and 2024

Contents

Ernst & Young LLP
231 Ypao Road
Suite 201 Ernst & Young Building
Tamuning, Guam 96913

Tel: +1 671 649 3700
Fax: +1 671 649 3920
ey.com

Report of Independent Auditors

Board of Commissioners
Guam Housing and Urban Renewal Authority

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Guam Housing and Urban Renewal Authority (GHURA), a component unit of the Government of Guam, as of and for the years ended September 30, 2025 and 2024, and the related notes to the financial statements, which collectively comprise GHURA's basic financial statements as listed in the table of contents (collectively referred to as the "basic financial statements").

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of GHURA at September 30, 2025 and 2024, and the changes in financial position and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of GHURA's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about GHURA's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, as well as the Schedules of Proportionate Share of the Net Pension Liability, the Schedule of Pension Contributions, the Schedule of Proportionate Share of the Total OPEB Liability, the Schedule of OPEB Employer Contributions, and the Notes to Required Supplementary Information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise GHURAS's basic financial statements. The Financial Data Schedule, on pages 77 through 84, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the Financial Data Schedule is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated July 2, 2026, on our consideration of GHURA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of GHURA's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering GHURA's internal control over financial reporting and compliance.

Ernst + Young LLP

July 2, 2026

As the management of the Guam Housing and Urban Renewal Authority (GHURA), a component unit of the Government of Guam (GovGuam), we offer readers of this narrative overview and analysis of the financial activities of GHURA for the fiscal year ended September 30, 2025.

The annual financial report consists of four parts - management's discussion and analysis (this section), the basic financial statements, the accompanying footnotes, and the supplementary information.

PROFILE OF THE AUTHORITY

Our Mission

To assure the availability of quality housing for low-income persons, to promote the civic involvement and economic self-sufficiency of residents, and to further the expansion of affordable housing on Guam.

General Information

Created in 1962, GHURA's goal is to provide adequate housing and planning for those who live in our community and receive assistance through our various rental and home ownership programs. Our programs are designed to support our clients and enable them to fulfill goals for themselves and their families. Our goal is to create opportunities for our client's successful participation in the workforce and housing in the private/public sector.

GHURA's staff (of approximately 156 Full Time Equivalents) is committed to excellence in the foundation for facilitating our clients' goals. We aggressively pursue partnerships with public and/or private entities to allow for the implementation of programs beneficial to our clients.

Neighborhood by neighborhood, we are changing the definition of public housing. Public housing no longer means fencing off a property where no one from outside the "project" dares to wander in. Today, it means modernizing our developments that blend in and become part of the surrounding community.

At GHURA, we welcome constructive suggestions on how we can improve our services. We look forward to meeting the affordable housing needs for the island of Guam.

PROFILE OF THE AUTHORITY, continued

Overview of the Financial Statements

The management discussion and analysis is intended to serve as an introduction to GHURA's basic financial statements. GHURA's basic financial statements are comprised of two components: 1) authority-wide financial statements; and 2) notes to the financial statements.

Authority-Wide Financial Statements

GHURA-wide financial statements are designed to provide readers with a broad overview of GHURA's finances, in a manner similar to a private-sector business.

The *Statement of Net Position* presents information on all of GHURA's assets and liabilities with the difference between the two reported as net position. The Statement of Net Position reports all financial and capital resources for GHURA. The statement is presented in the format where assets, minus liabilities, equal "Net Position", formerly known as Net Assets. Assets and liabilities are presented in order of liquidity, and are classified as "Current" (convertible into cash within one year), and "Non-current".

The focus of the Statement of Net Position (the "*Unrestricted Net Position*") is designed to represent the net available liquid (non-capital) assets, net of liabilities, for the entire Authority. Net Position (formerly net assets) is reported in three broad categories:

Investment in Capital Assets, Net of Related Debt: This component of Net Position consists of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Position: This component of Net Position consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

Unrestricted Net Position: Consists of Net Position that do not meet the definition of "Net Investment in Capital Assets, Net of Related Debt", or "Restricted Net Position".

GHURA-wide financial statements also include a Statement of Revenues, Expenses and Changes in Fund Net Position (similar to an Income Statement). This Statement includes Operating Revenues, such as rental income, Operating Expenses, such as administrative, utilities, and maintenance, and depreciation, and Non-Operating Revenue and Expenses, such as grant revenue, investment income and interest expense. The focus of the Statement of Revenues, Expenses and Changes in Fund Net Position is the "Change in Net Position", which is similar to Net Income or Loss.

PROFILE OF THE AUTHORITY, continued

Authority-Wide Financial Statements, continued

Finally, a Statement of Cash Flows is included, which discloses net cash provided by, or used for operating activities, non-capital financing activities, and from capital and related financing activities.

Notes to the Financial Statements

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the authority-wide financial statements.

Fund Financial Statements

Traditional users of governmental financial statements will find the Fund Financial Statements presentation more familiar. The focus is on Major Funds, rather than fund types. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. GHURA uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. GHURA has only one fund type, namely an Enterprise fund. Enterprise funds utilize the full accrual basis of accounting. The Enterprise method of accounting is similar to accounting utilized by the private sector accounting.

PUBLIC HOUSING – ASSET MANAGEMENT PROPERTIES

In FY2025, the Guam Housing and Urban Renewal Authority (GHURA) continued its mission to provide safe, decent, and affordable housing for low-income families, the elderly, and persons with disabilities, while strengthening efforts to promote resident self-sufficiency and community well-being. GHURA's 750 public housing units across the four Asset Management Properties (AMPs) remained a critical resource for Guam's most vulnerable households. The following reflects GHURA's progress toward its Goals and Objectives for the period of October 1, 2024 through September 30, 2025.

Goal 1: Maximize the Current Resources for Housing Programs

- Objective 1: Pursue funding to address the modernization of public housing units and other needed development projects.

PUBLIC HOUSING – ASSET MANAGEMENT PROPERTIES, continued

Throughout FY2025, GHURA focused on maximizing available resources, advancing modernization efforts, and improving operational performance. Property Site Managers continued to identify and submit units requiring substantial rehabilitation for inclusion in the Capital Fund Program. AMP maintenance teams and local contractors carried out essential repairs and upgrades in both vacant and occupied units. These combined efforts supported GHURA's ability to maintain a strong adjusted occupancy rate while addressing the challenges associated with aging housing stock and increasing resident needs.

- Objective 2: Maintain Occupancy at No Less Than 97% (Adjusted for Units in Modernization)

GHURA continued its efforts to maintain high occupancy levels across all AMPs. Despite ongoing challenges related to aging units and resident financial hardships, GHURA sustained a strong adjusted occupancy rate through active unit turnover, modernization coordination, and continued engagement with residents experiencing rental payment difficulties.

Goal 2: Improve the Public Housing Assessment System (PHAS) Score

- Objective 1: Strengthen internal processes across the PASS, FASS, MASS, and CFSS subsystems.

GHURA worked toward improving its PHAS performance by enhancing internal procedures and documentation across the Physical, Financial, Management, and Capital Fund subsystems. These efforts included improved tracking of work orders, enhanced financial reporting practices, and strengthened oversight of capital fund activities.

- Objective 2: Update policies to ensure compliance with federal requirements.

Policy updates remained a priority in FY2025 as GHURA continued implementing Housing Opportunity Through Modernization Act (HOTMA) requirements. The Admissions and Continued Occupancy Policy (ACOP) underwent further review to ensure alignment with evolving federal regulations and operational needs.

- Objective 3: Complete the Physical Needs Assessment and Energy Audit.

Work progressed on the Physical Needs Assessment and Energy Audit, with the contracted firm continuing its evaluation of building systems, unit conditions, and long-term capital requirements. These assessments will guide future modernization planning and resource allocation.

PUBLIC HOUSING – ASSET MANAGEMENT PROPERTIES, continued

Goal 3: Improve the Quality of Assisted Housing

- Objective 1: Advance modernization projects through the Capital Fund Program.

Through the Capital Fund Program, GHURA advanced multiple modernization projects to preserve the long-term viability of its public housing inventory. Modernization work included electrical upgrades, plumbing and sewer line replacements, kitchen and bathroom renovations, roof repairs, and the replacement of exterior doors and window shutters.

- Objective 2: Utilize competitive grants to enhance safety and address environmental hazards.

Competitive grants such as the Emergency Safety and Security Grant (ESSG) and the Housing-Related Hazards Capital Fund Program (HRHCFP) supported safety enhancements and environmental hazard mitigation. Activities included radon, mold, and moisture testing and remediation, strengthening the safety, durability, and liveability of GHURA's public housing developments.

Goal 4: Encourage Self-Sufficiency

- Objective 1: Strengthen partnerships to expand resident services.

Resident self-sufficiency remained a central focus in FY2025. GHURA expanded its Resident Services Program, strengthening partnerships with nonprofit organizations and government agencies to deliver educational workshops, financial literacy training, public health services, youth programs, and other wrap-around supports.

- Objective 2: Provide comprehensive services to support economic stability and quality of life.

The Resident Services Program continued to build a comprehensive network of services to meet the diverse needs of families across all AMPs. These efforts aimed to empower residents with the tools and opportunities needed to improve their economic stability and overall quality of life.

Summary

Overall, FY2025 marked continued progress in stabilizing operations, modernizing aging units, strengthening resident services, and aligning GHURA's public housing program with federal requirements and long-term strategic goals. GHURA remains committed to preserving affordable housing opportunities for Guam's families while fostering pathways to self-sufficiency and community resilience

CAPITAL FUND PROGRAM

In order to maintain its public housing inventory as a safe and habitable source of affordable housing, the Authority develops an annual Capital Improvement Plan. Through the Capital Fund Program (CFP), the Authority receives an annual formula grant of approximately $3.2 million (based on the most recent grant) to implement such plan.

HUD provides grant funds to authorities with Low Rent Public Housing units on a formula basis. The funds are predominantly used to make physical improvements to buildings and dwelling units owned by the Authority. The funds are used for repairs, major replacements, upgrading and other non-routine maintenance work that needs to be done on the Authority's dwelling units to keep them clean, safe, and in good condition. A portion of the funds may also be used to support operations and to make improvements in the management and operation of the Authority.

As of September 30, 2025, GHURA's Public Housing program maintained an occupancy rate of 97% (adjusted for units under modernization). Vacant units that are beyond the capabilities of maintenance and require extensive work were deferred to modernization. Such modernization work included upgrades to electrical panel boxes, bathroom, kitchen, replacing sewer lines and water lines, and replacing exterior doors with aluminum, to name a few. About 47 units are currently under MOD.

In addition, CFP supports additional projects such as Radon and Mold and Moisture testing, education and mitigation; Lead-Based Paint testing and abatement; upgrade of basketball courts; generator for AMP 4; upgrade of above ground drainage correction; obtaining Physical Needs Assessment (PNA) and Energy Audits for AMPs 1, 2, 3, & 4; roof coating and concrete roof repairs; priority replacement of window typhoon shutters; replacement of bollard and chain link fences; and the development of parking stalls.

GHURA applied for the first round of Emergency Safety and Security Grant (ESSG) and the Housing Related Hazards Capital Fund Program (HRHCFP). Both grants are part of the Public Housing Capital Fund Program.

* GHURA received $250,000 from the ESSG grant. CalPac, Inc. was awarded the contract to install high-definition/LPR cameras and equipment at AMP1 sites with high crime areas.

* GHURA received $5 million from the HRHCFP grant. Funds will address the education, training, testing, and mitigation of radon, mold, and moisture in GHURA's public housing units.

GHURA recently applied for the third round of ESSG for security cameras for AMPs 2, 3 & 4. The notification of award for this grant should be available within three to four months. GHURA is also in the process of applying for the Housing Related Hazard Lead Base Paint Grant for AMP 1. The notification of award for this grant should be available in another three to six months.

THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM (HCV)

The Guam Housing and Urban Renewal Authority administers the federally-funded Section 8 Housing Choice Voucher (HCV) Program. The program provides rental assistance to very low-income families, the elderly, and disabled participants to help them afford decent, safe, and sanitary housing in the private market. The HCV Program forged four-way partnerships between the U.S. Department of Housing and Urban Development (HUD), the Housing Authority, the owner, and the family to ensure consistency and smooth delivery of services. HUD is responsible for developing the rules and regulations of the program, allocating the funds for the PHA to administer the HCV program, providing technical assistance to the PHA, and monitoring and enforcing compliance.

The PHA is responsible for implementing the HCV Program by HUD regulations and the established Administrative Plan, processing and paying out the rental assistance on time, ensuring the family complies with program requirements, and ensuring the owner maintains the housing quality standards of the unit. The owner is responsible for screening and selecting the tenant, maintaining the assisted unit, and enforcing the lease agreement. The Section 8 participant is responsible for keeping their obligations as tenants and paying their share of the rent. In most cases, GHURA pays approximately 70 percent of rental assistance to the owner on behalf of the eligible family, and the participant pays 30 percent based on the family's monthly adjusted income.

GHURA administers a combined total of 2,762 HCV and special voucher programs; in 2025, the average utilization rate of vouchers is 96%, and the Housing Assistance funding utilization rate is 108%. GHURA administers the following vouchers:

- 2,128 regular Housing Choice Vouchers
- 112 Project-based Vouchers
- 30 Mainstream Vouchers
- 175 Non-elderly Disabled Vouchers
- 130 Family Unification Program Vouchers (FUP)
- 100 Veterans Affairs Supportive Housing Vouchers
- 87 Emergency Housing Vouchers (66 remain housed)

GHURA established a new waiting list for the HCV program in January 2025 using a lottery system resulting in 1,800 applicants on the waitlist. Due to HUD's budget constraints and implemented cost-saving measures GHURA was mandated to cease all voucher issuances in May 2025, excluding VASH and PBV programs. Therefore, as of December 2025, 14 percent of 1,800 applicants on the wait list were served. Families that were selected off the waitlist and issued vouchers at the beginning of 2025 where they did not find a unit by June 20, 2025, there voucher was suspended. The cessation of vouchers continued into 2026 until we receive direction from HUD to lift the suspension. Consequently, GHURA's lease-up rate continues downward leaving 2025 calendar year's lease-up rate at 92%.

THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM (HCV), continued

In accordance with GHURA's selection policy, we have selected families from our waiting lists based on voucher availability, specifically within the Project-Based Voucher (PBV) program serving Guam's elderly population.

In August 2025, we exhausted the PBV 2-bedroom unit waitlist after serving the final 34 individuals. To reestablish this list, we opened applications in September 2025 and received 121 applicants. Similarly, we exhausted the PBV 1-bedroom unit waitlist in November 2025 after serving the remaining 9 individuals. We subsequently opened a new waitlist in December 2025, which received 97 applicants. By the end of the year, we successfully selected 40% of applicants from the new PBV 2-bedroom unit waitlist and 20% from the PBV 1-bedroom unit waitlist.

Participant Demographics

The Section 8 Housing Choice Voucher (HCV) Program housed about 10,000 individuals. The demographic breakdown of those assisted in CY2025 is as follows:

- 2,422 families/households under the Section 8 HCV program o 1,912 families with female head of households o 510 families with male head of households

- Household Race Identifications
  - 2,217 Native Hawaiian or Pacific Islanders
  - 213 Asians
  - 33 White/Caucasian
  - 11 Black/African American

- Family Size Breakdown
  - 1,743 Families (3+ persons)
  - 342 Couples
  - 337 Single occupants
  - Households consist of 315 disabled family members and 375 elderly (62+) family members

- Age of Head of Households
  - Age 18-24: 44
  - Age 25-54: 1,751
  - Age 55-74: 551
  - Age 75+: 76

THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM (HCV), continued

Participant Demographics, continued

- Tenant Rent Breakdown:
    - Rent $0 to $100: 1,206
    - Rent $101 to $200: 229
    - Rent $201 to $300: 220
    - Rent $301 to $400: 176
    - Rent $400 and up: 591

- The average family income is $34,271.33

Voucher Leasing Challenges

Commonly, many Section 8 families looking for a decent, safe, and sanitary rental within the first 60 days had trouble due to the limited inventory of available units in the private market within Guam's jurisdiction. Individuals with a disability and single occupants take more than 60 days to find a unit. In CY2025, the rental breakdown per unit size is summarized below:

- 324 participants are renting a studio or one-bedroom units,
- 631 participants are renting two-bedroom units,
- 913 participants are renting three-bedroom units,
- 426 participants are renting four-bedroom units,
- 111 participants are renting five-bedroom units, and
- 17 participants are renting six-bedroom units

For a person with a disability, finding a unit to rent includes the limited number or lack of ADA-compliant units. Most require additional time of more than 120 days to find a unit to rent. Other challenges reported by the families searching for a unit included to pay the utility company's connection or re-connection fees on top of a deposit and monthly usage billing. Additionally, most landlords require a security deposit, which families do not have or cannot produce immediately. Some landlords who understand the plight of the families, often work out a plan for the families to pay the security deposit through installments on top of their monthly share.

In addition to the ongoing challenges faced by our voucher recipients, the program is currently experiencing difficulties in issuing new vouchers. Due to continued budget constraints and the cost-savings measures required by HUD, we are navigating significant limitations that affect our ability to issue vouchers throughout the year. We are working diligently to manage these financial requirements while striving to support our community effectively.

FAMILY SELF-SUFFICIENCY PROGRAM

Program Overview:

The Family Self-Sufficiency (FSS) Program serves participants in the Section 8 Housing Choice Voucher (HCV) and Public Housing programs with the goal of increasing earned income and reducing reliance on public assistance. Participation is voluntary and governed by a Contract of Participation (CoP), typically with an initial five-year term and eligibility for extension in accordance with program policy. The CoP establishes participant goals and program requirements and is supported by the Program Coordinating Committee (PCC) and partner agencies.

Program Design and Services:

Services are delivered through case management and financial coaching to support individualized employment and financial goals. Participants are connected to workforce development, education, and supportive services, including job readiness and career advancement resources.

The program includes an escrow savings component administered by the Public Housing Authority (PHA). Escrow funds accrue based on increases in earned income that result in higher tenant rent contributions. Funds are held in interest-bearing accounts and disbursed upon successful completion of CoP requirements.

Service Delivery and Engagement:

During the reporting period, services were delivered through a hybrid model of virtual and in-person engagement. Activities included enrollments, orientations, assessments, one-to-one coaching, and ongoing progress monitoring.

Outreach was conducted via phone, email, virtual appointments, and electronic newsletters to support engagement and continuity. Partnerships with workforce and training providers supported access to credentialing and employment opportunities.

Program Activity and Outcomes:

At the close of the reporting period, the program served approximately 140 households, including 113 HCV households and 27 Public Housing households, reflecting continued engagement across both program areas. Program activity included:

- 21 new enrollments, demonstrating ongoing outreach and participant interest
- 228 CoP addendums processed, supporting goal progression

FAMILY SELF-SUFFICIENCY PROGRAM, continued

Program Activity and Outcomes, continued:

Escrow participation remained stable, indicating sustained financial engagement among participants:

- 70% of HCV households maintained active escrow balances
- 73% of Public Housing households maintained active escrow balances

Cumulatively, HCV and Public Housing households continued strong asset accumulation through escrow savings:

- HCV households: $453,169 in escrow savings
- Public Housing households: $103,599 in escrow savings

Participant outcomes reflected continued progress toward self-sufficiency:

- 11 program completions, representing households successfully achieving their program goals
- $52,761 in total escrow disbursements, reflecting increased earnings and financial progress
- $4,796 average payout per household, highlighting the tangible financial impact of participation
- 64% of participating households increased their earned income during the reporting period, indicating improved financial stability

Employment outcomes continued to reflect participant progress toward economic mobility and self-sufficiency:

- 71% of enrolled HCV households were employed at the end of the reporting period
- 61% of Public Housing households were employed at the end of the reporting period
- 66% of all enrolled households maintained or improved employment status during the reporting period

Collectively, these outcomes reflect meaningful progress toward self-sufficiency and increased economic stability among participating households.

Performance Summary:

The FSS Program demonstrated sustained participation, consistent service delivery, and continued progress in earned income, employment, and asset development. These outcomes reflect ongoing advancement toward increased stability and reduced reliance on housing assistance.

SUPPORTIVE HOUSING FOR THE ELDERLY (Guma Trankilidat Project)

The Guma Trankilidat Project is an elderly housing rental program, consisting of 50 dwelling units (49 one-bedroom and 1 two-bedroom unit). Construction of Guma Trankilidat Project was financed through a loan from the U.S. Department of Agriculture Section 515 Rural Rental Housing Program for $2 Million and amortized for a 50-year period beginning March 26, 1980. Annual rental subsidies of approximately $700 thousand are provided through project-based vouchers through HUD's Multifamily Housing Program. These subsidies cover both the annual operating expenses and mortgage payments.

In compliance with Federal Regulations, a Capital Needs Assessment (CNA) and Section 504 Transition Plan was conducted in October 2013. An estimate of $2.6 Million was identified to address improvement in order to operate over the next 20 years. GHURA has identified funding in Project Reserves to address this requirement.

Of the 50 dwelling units, 28 units have been upgraded and completed to date for a total cost of $778,460. Phase VI is in process to renovate another (4) four units.

Phase I – 6 units completed on May 31, 2018; total cost $84,300
Phase II – 6 units completed on December 11, 2018; total cost $94,000
Phase III – 8 units completed on December 12, 2021; total cost $151,300
Phase IV – 8 units completed on February 18, 2022; total cost $210,800
Phase V – 8 units completed on March 29, 2024; total cost $238,060
Phase VI – 4 units were budgeted for Fiscal Year 2026; Upgrade to be completed in FY2027 total cost $211,005.33

COMMUNITY DEVELOPMENT FUNDS

Guam continues to expand access to affordable housing through initiatives that support homebuyer assistance and rental housing development. These efforts are funded through multiple federal sources, including the HOME Investment Partnerships Program (HOME), the Housing Trust Fund (HTF), and the HOME-American Rescue Plan (HOME-ARP).

Through these programs, Guam works to address housing needs across the continuum— from assisting first-time homebuyers to increasing the availability of safe and affordable rental units, and supporting vulnerable populations at risk of homelessness. The Territory actively collaborates with local lenders and a community-based nonprofit organization to implement these initiatives effectively. These partnerships enhance outreach, streamline access to financing, and deliver services.

COMMUNITY DEVELOPMENT FUNDS, continued

Guam reports the following for FY2025:

HOME Investment Partnerships Program (HOME)

- ***Renewal Affordable Homes - First Time Homebuyer Program***

  Rising housing market conditions have led to increased prices, placing many homes beyond the financial limits of the program. In response, Guam has met with local lenders to promote the program and discuss leverage funding designs to maintain access and affordability for eligible participants.

  This program implemented a web-based application process this period and reviewed 132 applications. A total of 10 households were referred to USDA for a loan leveraging program design. Five leveraged loans were closed with USDA for this period. Two for new construction and three for acquisition.

  Three HOME assisted units are being processed for renovation as a result of being foreclosed. Plans will be finalized this fiscal year for a complete renovation and sale next year.

  The program maintains an annual compliance certification process for all HOME assisted units, 34 households. This was completed in May 2025.

- ***Habitat for Humanity of Guam***

  Habitat for Humanity of Guam received HOME funding over the years. For reasons that remain unclear, the Guam chapter eventually closed. Guam was subsequently able to transfer the four remaining properties funded under the HOME Program. The units that had previously been foreclosed are now undergoing renovation and will be offered for sale upon completion.

- ***HOME Rental***

  HOME funds have been strategically leveraged to acquire a four-unit property in Agana Heights and a 21-unit complex in Yigo, contributing to the expansion of affordable rental housing. Both properties have completed the final procurement phase, with renovations scheduled to commence in FY2026.

  Additionally, a single-family unit has been acquired and is currently in the procurement planning stage for renovation. Efforts to acquire additional multi-family properties are underway to further increase the supply of affordable rental housing.

COMMUNITY DEVELOPMENT FUNDS, continued

HOME Investment Partnerships Program (HOME), continued

- ***HOME American Rescue Program (HOME-ARP)***

  Project planning has been completed and finalized. The development will be carried out in two phases. Phase I will consist of eight one-bedroom units, with final plans to be submitted for procurement processing. Construction for Phase I is anticipated to commence by the end of FY2026. The program has partnered with West Care Pacific Islands to provide an affordable rental program with Veterans as a preference for the qualifying populations.

Community Development Block Grant – Affordable Rental

- ***Renaissance Affordable Rental***

  The Program maintains units in Malesso and Talofofo which are fully occupied. Plans to renovate the Malesso units are underway. The newly acquired complexes will increase the affordable rental inventory under this program.

- ***Urban Renewal Oversight***

  Guam continues to address longstanding Urban Renewal challenges, particularly in the Asan area, where the effects of past development resulted in some developments to be unresolved. However, no funding has been made available to conduct a comprehensive review or assessment of the entire area. Reviews for resolution or completion are processed on demand.

Housing Trust Fund (HTF)

Guam is partnering with WestCare Pacific Islands in support of affordable rental. This funding will be utilized to renovate the newly acquired 4-plex and duplex in the Agana Heights area. This program will be open to households less than 30% of area median income. Plans have been finalized for the renovation of the complexes. Completion is targeted for next fiscal year.

Housing Counseling

Guam has provided this service to 5 individuals for this period.

RESEARCH PLANNING AND EVALUATION FUNDS

Hearth Emergency Solutions Grant (HESG)

The ESG Program is designed to assist individuals to regain the stability of permanent housing after experiencing homelessness. In Guam, ESG funds are used to support organizations providing rapid rehousing, homelessness prevention, and street outreach, and support services to eligible homeless persons and those whose income is at or below 30% of area median income, and for program administration.

Cares Act Funds (CDBG-CV)

At the advent of the Covid-19 pandemic in 2020, Congress provided for the Community Development Block Grant CARES Act (CDBG-CV) program which granted funds to states, insular areas, and local governments to prepare for, prevent, and respond to the spread of COVID-19. Covid activities were winding down in FY2025 in preparation for the conclusion of CDBG-CV funding in September 2026. In FY2025, CDBG-CV funds were used for shelter leasing, operations, case management related to Guam's funding of a non-congregate shelter for homeless persons. CDBG-CV funds were also used to support program administration activities.

Continuum of Care Grant Funds

HUD's CoC Program addresses community homelessness by providing funding to non-profit service providers, State and local governments to promote access by homeless individuals and families to mainstream programs, housing and supportive services. CoC funds are competitively awarded.

For FY2025, GHURA was awarded CoC funds for the following programs.

1. Anchor of Hope. Operated by the First Church of God, funds are used to provide rental assistance and support services to homeless individuals with disabilities fleeing domestic violence. "Domestic Violence" includes dating violence, sexual assault, stalking, and other dangerous or life-threatening conditions that relate to violence against the individual or family member that either takes place in, or him or her afraid to return to, their primary nighttime residence (including human trafficking).

RESEARCH PLANNING AND EVALUATION FUNDS, continued

Continuum of Care Grant Funds, continued

2. Coordinated Entry System. Operated by Catholic Social Services, funds are used to support the ongoing Coordinated Entry System utilizing the Homeless Management Information System (HMIS). Coordinated entry is a process developed to ensure that all people experiencing a housing crisis have fair and equal access to services, and are quickly identified, assessed for, referred, and connected to housing and assistance based on their needs and circumstances.

3. GU-500 CoC Planning Application FY2024. GHURA is designated to administer HUD CoC funds awarded to Guam CoC member organizations. GHURA as the designated Collaborative Applicant of the Guam CoC (the Guam Homeless Coalition), coordinates CoC activities, conducts monitoring for program performance and compliance, and provides guidance and technical assistance to address program needs.

4. Homeless Management Information System (HMIS). HMIS is the data repository to record the provision of services and track participants receiving assistance for homelessness. The service is intended as a tool to improve the provision of services by the numerous service providers.

5. Housing First Rental Assistance Program (HFRAP). Operated by GHURA, HFRAP provides for rental voucher assistance to homeless individuals who are also disabled by chronic alcohol or drug problems, serious mental illness, or other disabilities. In addition to receiving a rental subsidy, participants receive support services through agreements with local service agencies.

6. Manhali' Project. Operated by WCPI, Manhali' assists individuals to obtain and maintain permanent housing and supportive housing services to qualified individuals enrolled in WCPI homeless support services programs.

7. DV Harbors. Operated by the Division of Homeless Assistance and Poverty Prevention (DHAPP), under the Guam Department of Public Health and Social Services (DPHSS), this new program will provide rapid re-housing assistance and support services to homeless individuals fleeing domestic violence. "Domestic Violence" includes dating violence, sexual assault, stalking, and other dangerous or life-threatening conditions that relate to violence against the individual or family member that either takes place in, or him or her afraid to return to, their primary nighttime residence (including human trafficking).

RESEARCH PLANNING AND EVALUATION FUNDS, continued

Low-Income Housing Tax Credit Program

The Low-Income Housing Tax Credit (LIHTC) program subsidizes the acquisition, construction, and rehabilitation of affordable rental housing for income-qualified (low- and moderate-income tenants). The LIHTC program was enacted as part of the 1986 Tax Reform Act. These housing tax credits support the construction or rehabilitation of affordable rental units. The federal government issues tax credits to State and Territories who then award the credits to private developers of affordable rental housing projects through a competitive process. Developers generally sell the credits to private investors to obtain funding. Once the housing project is placed in service, investors can claim the housing credits for the next 10 years.

GHURA is the recognized housing credit allocating agency in Guam, authorized to allocate LIHTC program credits.

Since 2005, the LIHTC Program has been a primary tool in support of affordable rental housing development in Guam. The LIHTC Program has contributed to the construction of over 1,100 units of affordable housing in northern and central Guam.

No housing credits were issued in FY2025.

COMMUNITY DEVELOPMENT BLOCK GRANT – DISASTER RECOVERY

In 2025, the Guam Housing and Urban Renewal Authority (GHURA) achieved a critical milestone in advancing the Community Development Block Grant–Disaster Recovery (CDBG-DR) grant, transitioning Guam's recovery effort from planning toward implementation readiness following Typhoon Mawar. GHURA successfully developed and refined its CDBG-DR Action Plan, establishing a comprehensive strategic framework for administering approximately $500.8 million in federal disaster recovery funding. This plan positions the agency to address Guam's most significant unmet needs across housing, infrastructure, economic revitalization, and hazard mitigation, while ensuring full alignment with U.S. Department of Housing and Urban Development (HUD) requirements. A key accomplishment in 2025 was the completion of a robust unmet needs and mitigation assessment, which quantified the scale of recovery challenges and informed a targeted allocation strategy. This data-driven approach enabled GHURA to prioritize investments that maximize impact and advance long-term resilience for communities across all nineteen municipalities, all of which qualify as Most Impacted and Distressed (MID) areas.

COMMUNITY DEVELOPMENT BLOCK GRANT – DISASTER RECOVERY, continued

GHURA also demonstrated strong governance and stakeholder engagement throughout the planning process. The agency conducted structured public outreach from January through April 2025, incorporating community and stakeholder feedback into program design. This engagement ensured that the Action Plan reflects on-the-ground conditions, including housing affordability pressures, infrastructure constraints, and broader economic challenges affecting recovery. Importantly, GHURA established the operational foundation for program implementation. While the Action Plan defines high-level program categories, GHURA also developed policies, procedures, and implementation guidelines necessary to deliver recovery programs effectively and in compliance with federal requirements. GHURA recruited and trained program staff to meet capacity requirements to successfully implement the grant.

Collectively, GHURA's progress in 2025 represents a decisive step forward in Guam's disaster recovery efforts with HUD's official approval of the Action Plan having met all its submission deadlines.

AUTHORITY-WIDE FINANCIAL STATEMENTS

Statements of Net Position

The following summary presented below reflects the condensed 2023 to 2025 Statement of Net Position. GHURA is engaged only in Business-Type Activities.

GHURA's Net Position
As of September 30
Table 1

	2025	2024	$ Change FY2024 to FY2025	% Change FY2024 to FY2025	2023
Current and Other Assets	$ 49,222,843	$ 42,116,393	$ 7,106,450	16.87%	$ 43,861,314
Capital Assets	32,509,788	24,330,647	8,179,141	33.62%	18,989,486
Other Real Estate	2,185,663	2,254,969	(69,306)	-3.07%	2,462,887
Total Assets	**83,918,294**	**68,702,009**	**15,216,285**	**22.15%**	**65,313,687**
Deferred Outflows of Resources	**9,772,632**	**9,855,674**	**(83,042)**	**-0.84%**	**10,668,510**
	$ 93,690,926	**$ 78,557,683**	**$ 15,133,243**	**19.26%**	**$ 75,982,197**
Current and Other Liabilities	$ 36,993,081	$ 40,818,765	$ (3,825,684)	-9.37%	$ 38,533,047
Long-Term Debt	23,010,721	11,377,374	11,633,347	102.25%	11,948,705
Total Liabilities	**60,003,802**	**52,196,139**	**7,807,663**	**14.96%**	**50,481,752**
Deferred Inflows of Resources	**11,323,796**	**6,351,704**	**4,972,092**	**78.28%**	**7,377,598**
Net Position:					
Net Investment in Capital Assets	29,421,030	26,585,616	2,835,414	10.67%	22,021,078
Restricted	24,817,221	25,456,118	(638,897)	-2.51%	26,247,946
Unrestricted	(31,874,923)	(32,031,894)	156,971	-0.49%	(30,146,177)
Total Net Position	**22,363,328**	**20,009,840**	**2,353,488**	**11.76%**	**18,122,847**
	$ 93,690,926	**$ 78,557,683**	**$ 15,133,243**	**19.26%**	**$ 75,982,197**

AUTHORITY-WIDE FINANCIAL STATEMENTS, continued

Statements of Net Position, continued

Total assets and deferred outflows of resources of GHURA as of September 30, 2025 amounted to $93,690,926 an increase of $15,133,243 or 19.26% as compared to $78,557,683 as of September 30, 2024. Cash and cash equivalents as of September 30, 2025 totaled $25,219,402 an increase of $913,350 or approximately 3.76% as compared to $24,306,052 as of September 30, 2024.

While the results of operations are a significant measure of GHURA's activities, the analysis of the changes in Unrestricted Net Position provides a clearer change in financial well-being.

Table 2 presents details on the change in Unrestricted Net Position for the fiscal years ended September 30, 2024 to 2025. (1) Depreciation is treated as an expense and reduces the results of operations but does not have an impact on Unrestricted Net Position.

GHURA's Change in Unrestricted Net Position
Years Ended September 30
Table 2

	2025	2024	$ Change FY2024 to FY2025	% Change FY2024 to FY2025	2023
Unrestricted Net Position, Beginning	$ (32,031,894)	$ (30,146,177)	$ (1,885,717)	6.3%	$ (29,320,550)
Change in Net Position	2,353,488	1,886,993	466,495	24.7%	(2,844,536)
Adjustments:					
Depreciation	1,813,767	1,770,370	43,397	2.5%	1,527,106
Adjusted Change in Net Position	4,167,255	3,657,363	509,892	13.9%	(1,317,430)
Change in Restricted Net Position	638,897	791,828	(152,931)	-19.3%	3,497,784
Investment in Capital Assets, net	(4,548,441)	(6,239,577)	1,691,136	-27.1%	(2,916,588)
Repayment of Long-Term Debt	(100,740)	(95,331)	(5,409)	5.7%	(89,393)
Net Change	156,971	(1,885,717)	2,042,688	-108.3%	(825,627)
Unrestricted Net Position	**$ (31,874,923)**	**$ (32,031,894)**	**$ 156,971**	**-0.5%**	**$ (30,146,177)**

AUTHORITY-WIDE FINANCIAL STATEMENTS, continued

Statements of Revenues, Expenses and Change in Net Position

The following summary presented below reflects the condensed 2023 to 2025 Statement of Revenues, Expenses and Changes in Net Position.

GHURA's Change in Net Position
Years Ended September 30
Table 3

	2025	2024	$ Change FY2024 to FY2025	% Change FY2024 to FY2025	2023
Revenues:					
Operating and Capital Grants	$ 72,731,277	$ 70,173,967	$ 2,557,310	3.64%	$ 62,334,117
Tenant Rental Revenue	2,007,835	1,746,851	260,984	14.94%	1,408,780
Other Operating Revenues	16,081	1,071,458	(1,055,377)	-98.50%	973,984
Non-Operating Revenues	2,878,331	1,251,926	1,626,405	129.91%	258,815
Total Revenues	**77,633,524**	**74,244,202**	**3,389,322**	**4.57%**	**64,975,696**
Expenses:					
Housing Assistance Payments	50,312,886	47,908,051	2,404,835	5.02%	46,674,141
Other Operating Expenses	24,045,094	23,767,433	277,661	1.17%	20,461,136
Non-Operating Expenses	922,056	681,725	240,331	35.25%	684,955
Total Expenses	**75,280,036**	**72,357,209**	**2,922,827**	**4.04%**	**67,820,232**
Change in Net Position	**$ 2,353,488**	**$ 1,886,993**	**$ 466,495**	**24.72%**	**$ (2,844,536)**

Table 3 presents the changes in GHURA's net position for the years ended September 30, 2023 to 2025. GHURA had total revenues of $77,633,524 in 2025 and $74,244,202 in 2024, an increase of $3,389,322 or 4.57% while total expenses were $75,280,036 in 2025 and $72,357,209 in 2024, an increase of $2,922,827 or 4.04%.

Tenant Revenue

Tenant revenue, which accounted for 2.59% of total current year revenues, increased by $260,984 or approximately 14.94% from $1,746,851 in 2024.

Other Revenue

Other income consists of program income, land sales, interest earned on cash equivalents, and other income.

AUTHORITY-WIDE FINANCIAL STATEMENTS, continued

Statements of Revenues, Expenses and Change in Net Position

Expenses

Housing Assistance Payments

Housing assistance payments, which accounted for 66.83% of total current year expenses, increased by $2,404,835 or approximately 5.02% from $47,908,051 in 2024. The increase in the current year expenses is attributed to in Section 8 Housing Choice vouchers leased for the period and due to higher unit month leasing costs.

Other Operating Expenses

Other operating expenses, which accounted for 31.94% of total current year expenses, increased by $277,661 or approximately 1.17% from $23,767,433 in 2024.

Capital Assets and Debt Administration

Capital Assets

At the end of fiscal year 2025, GHURA had $27,608,001 invested in a variety of capital assets as reflected in the following schedule, which represents a net increase (net of additions and depreciation) of $3,277,354, or approximately 13.47% from the end of last year.

GHURA's Capital Assets
As of September 30
Table 4

	2025	**2024**	**2023**
Depreciable Assets:			
Structures	$ 105,803,471	$ 103,507,321	$ 100,999,490
Furnitures, Fixtures, and Equipment	5,575,229	5,280,342	5,034,146
Leasehold Improvements	614,539	302,662	319,429
	111,993,239	109,090,325	106,353,065
Accumulated Depreciation	(95,372,778)	(93,888,444)	(92,195,464)
Total Depreciable Assets, Net	16,620,461	15,201,881	14,157,601
Nondepreciable Assedts:			
Land	8,577,669	3,675,882	3,780,831
Homes for Transfer to Persons	-	-	522,898
Contruction in Progress	7,311,658	5,452,884	528,156
Total Non-Depreciable Assets	15,889,327	9,128,766	4,831,885
Total Capital Assets, Net	**$ 32,509,788**	**$ 24,330,647**	**$ 18,989,486**

For additional information on GHURA’s capital assets, please refer to Note 5 to the accompanying financial statements.

<u>AUTHORITY-WIDE FINANCIAL STATEMENTS, continued</u>

Debt Administration

GHURA, in May 2021, obtained a $12M Community Development Block Grant Section 108 loan to assist The Learning Institute to construct a 70,000 square foot building intended to rent to the iLeam Academy Charter School. The funds for this loan were obtained from the U.S. Housing and Development (HUD). The Authority is a pass-through entity to facilitate payments made to the loan from The Learning Institute to HUD.

In 2025, GHURA executed a loan agreement with the Government of Guam totaling $12.2M to finance capital projects, including the acquisition of real property for the development of healthcare facilities and related community development initiatives in the Municipality of Mangilao, Guam. Upon completion, the healthcare facilities will be conveyed to the Government of Guam.

Economic Factors

U. S. Housing and Urban Development (HUD) Funding

GHURA receives the majority of its operating revenue from The U. S. Housing and Urban Development (HUD), GHURA and its financial operations are significantly affected by the federal government's annual appropriation to HUD.

GHURA has been proactive in assessing its financial condition and attempting to align its activities and the financial position of the agency so it can respond to new terms and conditions that may be incorporated. By incorporating its estimate of these possible changes and reductions into its budget for the current and future fiscal years, GHURA hopes to avoid any significant reductions in service levels or ongoing operations. The Authority is expecting budget cuts in Fiscal Year 2026 with the possibility of completely eliminating funding on certain programs.

GHURA locally administers certain programs of HUD. The funding source for all major programs is virtually 100% dependent on the U. S. Federal government, through HUD. Funding and funding related issues are therefore subject to Congressional approval on an annual basis. Major changes continue to occur in HUD program rules, regulations, and requirements, particularly as they relate to funding methodology, which will affect GHURA's future operations and administration of these federal programs.

Low-income families, veterans, senior citizens and disabled individuals waiting for assistance under the federal housing voucher program may have to wait longer as public housing agencies begin to cope with budget cuts.

AUTHORITY-WIDE FINANCIAL STATEMENTS, continued

Economic Factors, continued

Inflation & Construction Costs

Guam's inflation rate for the calendar year 2025 averaged 3.4%. Local inflation is one of the factors in rising material costs coupled with labor shortages, increasing the expense of maintaining the Authority's buildings, renovating building acquisitions, and developing new housing units.

Local Real Estate Markets & Rent Inflation

Rising private-sector rents increase the cost of housing choice vouchers and diminish the inventory of affordable housing, putting pressure on families and the Authority.

Utility rates have been fluctuating. Utility costs must be factored into utility allowances for tenants, which increase the level of assistance provided in terms of utility allowances, which increases the costs of the housing programs in general.

Local Real Estate Markets & Rent Inflation, continued

Results from the 2009 Guam Comprehensive Housing Study show that Guam's housing market has become unaffordable for households looking to move to a new unit. Only 41.5% of households interested in buying a home had the resources to find an affordable unit while 49% of renters had sufficient income to move to a new rental unit.

Low- and moderate-income households represent 59.4% of households interested in buying a home. However, only 25.9% of the housing supply is within the affordable range for low- and moderate-income buyers.

Landlords are expected to maximize their rental income and are attracted to the subsidized military rental market rather than to the Housing Choice Voucher program, which provides subsidies to civilian households with incomes below 50% of area median income. In 2010, GHURA's payment standard provided a maximum rent of $1,633 for a 3-bedroom house to include utilities. Depending on rank, a military household could receive a housing allowance of $1,700 to $2,500. Developers are targeting the higher income housing market, which can demand rents of $2,000 or more.

AUTHORITY-WIDE FINANCIAL STATEMENTS, continued

Economic Factors, continued

Tenant Income & Employment Levels

Guam's local economy is heavily dependent on the tourism industry, the source of which is from Asian markets. Guam's tourism struggled in 2025. Visitor numbers remained significantly below historic levels caused by the fluctuating exchange rates, unfavorable currency values in key Japanese and Korean markets, and souring fuel prices. Unlike most public housing authorities in the U. S. mainland, the local economy does not follow the U. S. national economic trends. Adverse economic conditions, compounded by the effects of ever-increasing worldwide prices of oil, are and will continue to affect residents, clients, and partners. The local government revenues have greatly reduced the amount of welfare assistance provided to those tenants of GHURA, who were or are welfare recipients.

Unemployment trends continue to affect resident incomes and therefore the amount of dwelling rental income GHURA is able to charge and collect. Guam's unemployment finished at 3.5% on September 2025, a .01% above the September 2024 figure of 3.4% and has affected those individuals with low to moderate income paying jobs, many of whom include the tenants in GHURA's housing programs. Tenants' reduced incomes result in lower dwelling rental income received by GHURA, and lower collection rates, which have affected operations.

Rental Assistance Demonstration

The HUD Rental Assistance Demonstration (RAD) Program is under continuing review by GHURA. GHURA's aim is to determine its applicability and benefit to the island's inventory of Public Housing. Participation in the RAD Program would see the conversion of Public Housing properties to a Section 8 Project-Based Voucher (PBV) or Project-Based Rental Assistance (PBRA) program. The RAD Program is a key component of the HUD Office of Public and Indian Housing's rental housing preservation strategy, working to preserve the nation's stock of deeply affordable rental housing, and to promote efficiency within and among HUD programs to build strong, stable communities.

Audit and Compliance

In order to ensure accountability for performance and results, the Executive Management is using a Management Scorecard. The Executive Management will use this scorecard to track how well departments are executing the management initiatives, and where they stand at a given point in time against the overall standards for success. Scores are based on standards established under the Public Housing Assessment System, Section Eight Management Assessment System, Voucher Management System, Rental Integrity Monitoring Reviews, and independent audits, to name a few. Over time, the scores should improve as departments correct the problems. The Executive Management will update this report twice a year and issue a mid-year report. We will hold ourselves responsible and report honestly, when progress is too slow.

AUTHORITY-WIDE FINANCIAL STATEMENTS, continued

Systems, Controls, and Legal Compliance

Systems

Currently GHURA utilizes a commercially developed package that integrates all housing program areas under one common software umbrella. The software incorporates Section 8 Tenant & Landlords, Occupancy & Rent, Applications Waiting List, Receivables, General Ledger, Work Orders, Purchase Orders, Budgeting and Payroll as the main modules. All data entry is self-contained within this system and, ultimately feeds into the financials, where pay out, reporting, and tracking occurs. On average, the system generates approximately $4.25 million per month in payments to tenants, landlords, employees, and vendors. Data is available real-time and on-line.

The software exchanges data with HUD's web-based reporting requirements, and transmits and receives electronic banking payment (receivables) on a daily basis, as well as other various GovGuam agencies. All modules are accessible simultaneously by the approximate 90 staff via remote sites, designed to improve our customer service and support. These remote locations in Agat, Yona, Toto, Tumon, and Agana all access the main host server located in Sinajana via a common telecommunications media. Additionally, a second software is utilized to effectively track and forecast grant expenditures managed by CPD. These grants include CDBG, Home, ESG, and Continuum of Care programs. Data from both systems are exchanged and utilized in the reconciliation process, payment, and reporting requirements. Numerous controls, interface programs, and preventive measures have been developed, tested and implemented to ensure the integrity and accuracy of the data, to include quality control and discrepancy reports.

Controls

Management controls are the organization, policies, and procedures used to reasonably ensure that (1) programs achieve their intended results; (2) resources are used consistent with agency's mission; (3) programs and resources are protected from waste, fraud, and mismanagement; (4) laws and regulations are followed; and (5) reliable and timely information is obtained, maintained, reported and used for decision making.

Managers must take systematic and proactive measures to (1) develop and implement appropriate, cost-effective management controls for results-oriented management; (2) assess the adequacy of management controls in Federal programs and operations; (3) identify needed improvements; (4) take corresponding corrective action; and (5) report monthly, semi-annually, and annually on management controls.

Legal Compliance

GHURA is required to comply with a wide range of laws and regulations, including appropriations, employment, health and safety, and others. Responsibility for compliance primarily rests with agency management; compliance is addressed as part of agency financial statement audits.

AUTHORITY-WIDE FINANCIAL STATEMENTS, continued

Systems, Controls, and Legal Compliance, continued

Accountability

Management accountability is the expectation that "managers are responsible for the quality and timeliness of program performance, increasing productivity, controlling costs and mitigating adverse aspects of agency operations, and assuring that programs are managed with integrity and in compliance with applicable law."

Fraud, Waste, and Abuse

GHURA must maintain its credibility with applicant and participant families, owners, HUD, and the larger community by enforcing program requirements. When families, owners, or GHURA employees fail to adhere to program requirements, GHURA must take appropriate action. The action that is appropriate depends on the particular case or circumstances.

GHURA will address program errors, omissions, fraud, or abuse through both prevention and detection. Preventive measures are the most effective way to deter widespread program irregularities. Errors, omissions, fraud, and abuse will occur, and GHURA will have preventive measures in place so that any irregularity can be quickly detected and resolved as efficiently, professionally, and as fairly as possible. Because preventive monitoring measures are the most effective way to deter widespread program irregularities, they will be an integral part of daily operations.

Fraud, Waste, and Abuse, continued

GHURA must ensure it operates legally and with integrity. The central principle underlying the public ethics codes is the Conflict of Interest, more specifically, the conflict between a public official's individual self-interest and the public interest. We, as public officials, are held to a higher standard than individuals in the private sector are. Public officials are repositories of the public trust and as such have a duty to faithfully and honestly represent the interests of the public.

Financial Contact

Requests regarding any information contained in this report or any additional information or questions concerning the report should be addressed to Elizabeth F. Napoli, Executive Director, Guam Housing and Urban Renewal Authority, 117 Bien Venida Avenue, Sinajana, Guam 96910.

Guam Housing and Urban Renewal Authority
(A Component Unit of the Government of Guam)

Statements of Net Position

	September 30, 2025	September 30, 2024
Assets and Deferred Outflows of Resources		
Current assets:		
Cash and cash equivalents	$24,194,255	$23,280,905
Receivables, net:		
HUD	888,979	1,408,789
Notes receivable – current	840,768	813,868
Tenants	1,412,667	537,969
Other government	9,774	9,774
Accrued interest receivable	79,542	97,071
Miscellaneous	341,683	391,500
Allowance for doubtful accounts	(1,222,286)	(1,060,370)
Due from other funds	---	87,147
Prepayments and other current assets	6,774,565	349,980
Inventories	457,586	420,029
Total current assets	33,777,533	26,336,662
Noncurrent assets:		
Cash and cash equivalents – restricted	1,025,147	1,025,147
Notes receivable, net of current portion	14,031,477	14,343,654
Lease receivables	388,686	410,930
Capital assets:		
Depreciable assets, net of accumulated depreciation	16,620,461	15,201,881
Non-depreciable assets	15,889,327	9,128,766
Other real estate	2,185,663	2,254,969
Total noncurrent assets	50,140,761	42,365,347
Total assets	83,918,294	68,702,009
Deferred outflows of resources:		
Pension	3,959,096	5,096,843
OPEB	5,813,536	4,758,831
Total deferred outflows of resources	9,772,632	9,855,674
Total assets and deferred outflows of resources	$93,690,926	$78,557,683

See accompanying notes.

Statements of Net Position, continued

	September 30, 2025	September 30, 2024
Liabilities, Deferred Inflows of Resources and Net Position		
Current liabilities:		
Accounts payable and other deposits	$ 599,135	$ 1,301,739
Due to HUD	16,755	16,755
Current portion of accrued compensated absences	59,192	67,796
Current portion of notes payable	602,000	586,800
Due to other funds	241,055	---
Accrued payroll and other liabilities	368,839	265,212
Unearned revenues	2,835,366	1,810,283
Security and escrow deposits	486,373	358,310
Other current liabilities	399,036	689,506
Total current liabilities	5,607,751	5,096,401
Accrued compensated absences, net of current portion	853,336	773,300
Notes payable, net of current portion	10,188,634	10,790,574
Loan payable	12,220,087	---
Net pension liability	15,239,487	17,631,057
Collective total OPEB liability	15,894,507	17,904,807
Total liabilities	60,003,802	52,196,139
Deferred inflows of resources:		
Pension	2,147,817	1,021,384
OPEB	9,175,979	5,330,320
Total deferred inflows of resources	11,323,796	6,351,704
Net position:		
Net investment in capital assets	29,421,030	26,585,616
Restricted for housing operations	24,817,221	25,456,118
Unrestricted	(31,874,923)	(32,031,894)
Total net position	22,363,328	20,009,840
Total liabilities, deferred inflows of resources and net position	$ 93,690,926	$78,557,683

See accompanying notes.

Guam Housing and Urban Renewal Authority
(A Component Unit of the Government of Guam)

Statements of Revenues, Expenses and Changes in Net Position

	Year ended September 30, 2025	2024
Operating revenues:		
HUD PHA Operating Grants	$ 70,645,513	$69,665,266
Tenant rental income	2,007,835	1,746,851
Other income	16,081	1,071,458
Total operating revenue	72,669,429	72,483,575
Less: Bad debts expense	188,340	614,785
Net operating revenue	72,481,089	71,868,790
Operating expenses:		
Housing assistance payments	50,312,886	47,908,051
Salaries and wages	7,151,873	6,483,595
Other administrative expenses	6,338,454	5,569,250
Employee benefits	3,597,828	3,683,047
Repairs and maintenance	2,160,265	2,584,621
Depreciation	1,813,767	1,770,370
Retiree healthcare costs	1,278,792	1,459,192
Utilities	663,762	619,622
Office expense	486,804	372,795
Advertising	105,944	80,903
Payments in lieu of taxes	98,380	86,401
Professional fees	70,388	97,158
Insurance	23,151	303,595
Travel	56,350	17,840
Protective services	10,996	24,259
Total operating expenses	74,169,640	71,060,699
Operating (loss) income	(1,688,551)	808,091
Nonoperating revenues (expenses):		
Other income, net	2,159,465	592,332
Contributions from GovGuam for retiree benefits	498,138	605,992
Fraud recovery	214,288	47,698
Interest income	6,440	5,904
Interest expense	(922,056)	(681,725)
Total nonoperating revenues, net	1,956,275	570,201
Income before capital grants and contributions	267,724	1,378,292
Capital grants and contributions:		
Federal grants	2,085,764	508,701
Change in net position	2,353,488	1,886,993
Net position at the beginning of the year	20,009,840	18,122,847
Net position at the end of the year	$ 22,363,328	$20,009,840

See accompanying notes.

Guam Housing and Urban Renewal Authority
(A Component Unit of the Government of Guam)

Statements of Cash Flows

	Year ended September 30, 2025	Year ended September 30, 2024
Cash flows from operating activities:		
Operating grants received	$70,645,513	$69,665,266
Receipts from tenants and customers	3,440,062	6,311,764
Payments to employees	(10,702,032)	(9,212,611)
Payments to suppliers for goods and services	(10,688,647)	(10,179,586)
Housing assistance paid	(50,312,886)	(47,908,051)
Net cash provided by operating activities	2,382,010	8,676,782
Cash flows from capital and related financing activities:		
Capital grants received	2,085,764	508,701
Proceeds from loan	12,220,087	---
Prepayment for land acquisition	(6,653,000)	---
Repayment of note payable	(586,740)	(571,331)
Interest paid	(922,056)	(681,725)
Acquisition of capital assets	(9,992,908)	(7,730,944)
Net cash used for capital and related financing activities	(3,848,853)	(8,475,299)
Cash flows from investing activities:		
Interest and other	2,380,193	637,500
Net change in cash	913,350	838,983
Cash and cash equivalents at beginning of year	24,306,052	23,467,069
Cash and cash equivalents at end of year	$25,219,402	$24,306,052
Cash and cash equivalents consist of the following:		
Unrestricted	$24,194,255	$23,280,905
Restricted	1,025,147	1,025,147
	$25,219,402	$24,306,052

Statements of Cash Flows, continued

	Year ended September 30, 2025	Year ended September 30, 2024
Reconciliation of operating (loss) income to net cash provided by (used for) operating activities:		
Operating (loss) income	$(1,688,551)	$ 808,091
Adjustments to reconcile operating (loss) income to net cash provided by (used for) operating activities:		
Noncash pension cost	2,310,524	3,187,760
Depreciation	1,813,767	1,770,370
Noncash OPEB cost	1,301,204	1,188,518
Sale of assets held for transfer to persons	---	627,847
Bad debts expense	188,340	614,785
Sale of other real estate	69,306	207,918
Changes in assets and liabilities:		
Receivables	(313,966)	1,733,383
Notes receivable	285,277	628,325
Due from/to other funds	328,202	(42,571)
Prepayments and other current assets	228,415	(314,514)
Inventories	(37,557)	(57,303)
Lease receivables	22,244	21,799
Accounts payable and other deposits	(702,604)	(452,996)
Accrued compensated absences	71,432	(116,580)
Accrued payroll and other liabilities	103,627	38,094
Unearned revenues	1,025,083	316,754
Security and escrow deposits	128,063	31,871
Collective total OPEB liability	(22,412)	270,674
Net pension liability	(2,437,914)	(2,155,243)
Other current liabilities	(290,470)	369,800
Net cash provided by operating activities	$2,382,010	$8,676,782

1. Reporting Entity

The Guam Housing and Urban Renewal Authority (GHURA), a component unit of the Government of Guam (GovGuam), was created on December 18, 1962 by Government Code, Vol. II, Title XIV, Chapter X, 13902. The primary purpose of GHURA is to provide safe, decent, sanitary, and affordable housing for low to moderate-income families and elderly families in the Territory of Guam, and to operate its housing programs in accordance with federal and local laws and regulations. GHURA's federal programs are administered through the U.S. Department of Housing and Urban Development (HUD) under the provisions of the U.S. Housing Act of 1937, as amended.

The administration and operation of GHURA is under the control of a seven-member Board of Commissioners appointed by the Governor of Guam with the advice and consent of the Legislature with one of the seven members being a resident of the Public Housing program, elected by the residents and appointed by the Governor. GHURA has no component units required to be reported in accordance with the respective Governmental Accounting Standards Board (GASB) Statements.

2. Summary of Significant Accounting Policies

The accompanying financial statements of GHURA have been prepared in accordance with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental units. The GASB is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the significant accounting policies used by GHURA.

GASB establishes financial reporting standards for governmental entities, which require that management's discussion and analysis of the financial activities be included with the basic financial statements and notes and modifies certain other financial statement disclosure requirements.

Organization and Program Descriptions

GHURA, formed to pursue an active community development program through urban renewal projects and to provide housing of low income, administers the following community programs:

Housing Assistance Payments Program:

HUD funds the Housing Choice Voucher Program. The principal purpose of the program is to enable lower income families to reside in existing privately owned housing. Assistance is calculated according to family needs and paid directly to the dwelling owner.

2. Summary of Significant Accounting Policies, continued

Organization and Program Descriptions, continued

Public Housing Capital Fund Program:

The Capital Fund Program Grant accounts for modernization funds received from HUD for capital improvements, major repairs, management improvements, operational costs and related planning costs to improve the physical quality of low-income housing. Upon completion of major capital improvement, the assets are transferred to the Low Income Housing Program.

Supportive Housing for the Elderly:

The Supportive Housing for the Elderly project is designed to provide housing accommodations for elderly residents of Guam. The project was built on land donated by GovGuam at an appraised value of $1,380,000. The project officially commenced operations in March 1980.

Low Income Housing Program:

Under this program, GHURA rents its own units to low-income households. The Low Income Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides operating subsidies to enable GHURA to provide the housing at a rent that is based on 30 percent of household income. GHURA entered into an ACC that allowed them to develop and operate a Low-Income Housing Program.

HOME Investment Partnership Program:

This program is designed to increase homeownership and affordable housing opportunities for low-income and very low-income Americans. Program funds are used to provide incentives to develop and support affordable rental housing and homeownership affordability through the acquisition, new construction, reconstruction, or rehabilitation of non-luxury housing with suitable amenities, among others.

Continuum of Care Program:

GHURA administers grant funds received through the HUD's Continuum of Care Grant to serve the housing and service needs of homeless individuals with disabilities. GHURA acts as the collaborative applicant to submit for annual consideration a series of grants that are awarded to different island NGO's providing services to their individual populations.

2. Summary of Significant Accounting Policies, continued

Organization and Program Descriptions, continued

Community Development Block Grants (CDBG):

These grants are used to carry out a wide range of community development activities directed toward neighborhood revitalization, economic development, and improved community facilities and services. All CDBG activities must meet one of the following national objectives: benefit low-income and moderate-income persons; aid in the prevention or elimination of slums and blight; or meet certain community development needs having a particular urgency. Some of the activities that these funds can be used for includes the acquisition of real property; rehabilitation of residential and non-residential properties; provision of public facilities and improvements, such as water, sewer, streets, and community centers; clearance, demolition and removal of buildings and improvements; homeownership assistance; and assistance to for-profit businesses for economic development activities.

Emergency Solutions Grant Program:

This program provides grants to assist homeless and near-homeless individuals by providing rapid re-housing and homeless prevention services. The grants cover rental and utility assistance for persons and individuals who are homeless or on the verge of becoming homeless. Eligible households also can receive housing relocation and stabilization services such as counseling, case management and money management classes.

Resident Opportunity and Supportive Services:

This program works to promote the development of local strategies to coordinate the use of assistance under the Public Housing program with public and private resources, for supportive services and resident empowerment activities. These services should enable participating families to increase earned income, reduce or eliminate the need for welfare assistance, make progress toward achieving economic independence and housing self-sufficiency or, in the case of elderly or disabled residents, help improve living conditions and enable residents to age-in-place.

Multifamily Housing Service Coordinator:

The purpose of this program is to link elderly, especially frail and disabled, or disabled non-elderly assisted housing and neighborhood residents to supportive services in the general community; to prevent premature and unnecessary institutionalization; and, to assess individual service needs, determine eligibility for public services and make resource allocation decisions, which enable residents to stay in the community longer.

2. Summary of Significant Accounting Policies, continued

Organization and Program Descriptions, continued

Economic, Social and Political Development of the Territories (Compact Impact):

This program is funded by the U.S. Department of the Interior to promote the economic, social and political development of the territories and freely associated states, leading toward greater self-government and self-sufficiency for each of them. In addition, Federal funding is provided for capital improvement programs and technical assistance to the insular areas including Guam.

Family Self-Sufficiency Program:

The objectives of the Family Self-Sufficiency program promote the development of local strategies to coordinate the use of assistance under the Housing Choice Voucher and Public Housing programs with public and private resources to enable participating families to increase earned income and financial literacy, reduce or eliminate the need for welfare assistance, and make progress toward economic independence and self-sufficiency.

Neighborhood Stabilization Program – Recovery Act Fund:

The objectives of this program are to stabilize property values; arrest neighborhood decline; assist in preventing neighborhood blight; and stabilizing communities across America hardest hit by residential foreclosures and abandonment. These objectives are to be achieved through the purchase and redevelopment of foreclosed and abandoned homes and residential properties that will allow those properties to turn into useful, safe and sanitary housing.

Low-Income Housing Tax Credits (LIHTC) Program:

This program was created by the Tax Reform Act of 1986 and is intended to encourage the construction or rehabilitation of low-income rental units. The regulations governing this program are contained in Section 42 of the Internal Revenue Code (the "Code" or IRC). The LIHTC Program provides Federal tax credits to qualified project owners who agree to maintain all or a portion of a project's units for low-income individuals or families.

Local Funds:

GHURA is charged with administrative oversight responsibility for a variety of community projects as established and funded by GovGuam through contributions and local grants-in-aid.

Revolving and Trust Funds:

These funds function primarily to facilitate cash management for all funds.

2. Summary of Significant Accounting Policies, continued

Organization and Program Descriptions, continued

Other Funds:

Other funds consist primarily of local projects that have been completed and have undergone a final close out audit. Such projects include Yona and Sinajana Urban Renewals, and neighborhood facilities constructed in Agat and Sinajana.

Measurement Focus and Basis of Accounting

Measurement focus is a term used to describe which transactions are recorded within the financial statements. GHURA uses a proprietary fund type as its principle reporting. Proprietary funds are accounted for on the flow of economic resources measurement focus and use the accrual basis of accounting. The accounting objectives of its measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position and cash flows. All assets and deferred outflows of resources, and liabilities and deferred inflows of resources (whether current or noncurrent) associated with the operation of GHURA are included in the statements of net position. Under this method, revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. GHURA accounts for those operations that are financed and operated in a manner similar to private business or where GHURA has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability. The principal operating revenues of GHURA are operating subsidies and administrative fees received from HUD and rental revenues received from residents. Grants and similar items are recognized as revenue as soon as all eligible requirements have been met.

Gains from sale of capital assets are included in non-operating revenues. Operating expenses of GHURA include the cost of operating housing units, cost of tenant services, protective services, general, administrative, maintenance, depreciation, and housing assistance payments.

Other expenses of GHURA include interest expense. Housing assistance payments from HUD are received by GHURA for each unit rented to qualified tenants in the public housing and Section 8 programs. HUD grants associated with capital acquisition and improvements are considered non-operating revenues and are separately presented as capital contributions in the accompanying statements of revenues, expenses and changes in net position.

2. Summary of Significant Accounting Policies, continued

Net Position

Net position represents the residual interest in GHURA's assets and deferred outflows of resources after liabilities and deferred inflows of resources are deducted and consists of the following categories:

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by outstanding balances for bonds, notes and other debt that are attributed to the acquisition, construction or improvement of those assets. Deferred outflows of resources that are attributable to related debt are also included in this component.

Restricted net position results when constraints placed on net position use are either externally imposed by creditors, grantors, contributors, and the like, or imposed by law.

Unrestricted net position consists of net position, which does not meet the definition of the two preceding categories. Unrestricted net position may be designated for specific purposes through action by management or the Board of Commissioners or may otherwise be limited by contractual agreements with outside parties.

All of GHURA's restricted net position is expendable. When both restricted and unrestricted resources are available for use, generally it is GHURA's policy to use restricted resources first and the unrestricted resources when they are needed.

Use of Estimates

The preparation of financial statements in accordance with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents

For purposes of the statements of net position and of cash flows, GHURA considers cash and cash equivalents to be cash on hand, cash in checking and savings account and time certificates of deposit with original maturities of less than three months.

2. Summary of Significant Accounting Policies, continued

Cash and Cash Equivalents, continued

As of September 30, 2025 and 2024, bank deposits in the amount $250,000 were FDIC insured. In accordance with 5 GCA 21, *Investments and Deposits*, GHURA requires collateralization of deposits in excess of depository insurance limits at 100%. Such collateralization shall be in securities in U.S. treasury notes or bonds or in U.S. government agencies for which the faith and credit of the United States are pledged or such other securities as may be approved by GHURA. As of September 30, 2025 and 2024, all of GHURA's bank deposits in excess of depository insurance limits are collateralized with securities held by the pledging financial institution but not in GHURA's name.

Receivables from HUD

Reimbursements due to GHURA for its expenditures on federally funded reimbursement and grant programs are reported as "receivables from HUD" in the accompanying financial statements.

Accounts Receivables - Tenants

GHURA recognizes bad debts using the allowance method and receivables are only written off after approval by management and subsequent reporting to the Board of Commissioners. The allowance for doubtful accounts is determined based on management estimates. While management believes the amount is adequate, the ultimate uncollectible balance may differ from the amounts provided.

Notes Receivable

Notes receivable are stated at the amount of unpaid principal. The allowance for doubtful accounts is established through a provision charged to expense. Notes are charged against the allowance when the principal due aged beyond 90 days.

Prepayments

Payments made to vendors for services that will benefit future periods are recorded as prepayments.

Lease receivable

Lease receivable represents the present value of lease payments expected to be received during the lease term. GHURA has adopted policies to assist in determining lease treatment in accordance with the requirements of GASB Statement No. 87, which include the following: (1) the maximum possible lease term is non-cancelable by both lessee and lessor and is more than 12 months and (2) the terms of the lease will include possible extension periods that are deemed to be reasonably certain given all available information, regarding the likelihood of renewal.

2. Summary of Significant Accounting Policies, continued

Inventories

Inventories are stated at the lower of weighted average cost or market (net realizable value).

Capital Assets and Depreciation

All capital assets with a value greater than $5,000 and a useful life over one year are capitalized. Capital assets are stated at cost or at estimated historical cost if actual historical cost is not available except for certain parcels of land donated by GovGuam, which are recorded at the estimated fair market value at date of donation.

The cost of maintenance and repairs is charged to operations as incurred and improvements are capitalized. Depreciation of capital assets is computed using the straight-line method over the estimated useful lives of the assets. Property and equipment for the Supportive Housing for the Elderly are stated at cost, while property that was donated or contributed is carried at the fair value on the date of donation or contribution.

Property and equipment for this project are depreciated utilizing straight-line method over their estimated useful lives. Capital assets are depreciated on a straight-line basis method over estimated useful lives as follows:

Category	Useful Life
Structures	15-40 years
Leasehold improvements	15 years
Furniture, fixtures and equipment	5-7 years

Upon retirement or other disposition of capital assets recorded, the cost and related accumulated depreciation are removed from the respective program or fund accounts and any gain or loss is included in the respective program or fund current operations. GHURA also has other assets, which consist primarily of property inventory under the Local Funds programs. Additionally, capital assets include deferred charges, developmental costs, management improvements, and dwelling and non-dwelling costs from other various projects.

GHURA evaluates events or changes in circumstances affecting long-lived assets, including intangible and capital assets, to determine whether an impairment of its assets has occurred. If GHURA determines that a long-lived asset is impaired, and that the impairment is significant and other-than temporary, then an impairment loss will be recorded in GHURA's financial statements. In 2025 and 2024, GHURA did not recognize any loss on impairment related to its long-lived assets.

2. Summary of Significant Accounting Policies, continued

Other Real Estate

Other real estate consists primarily of land transferred from GovGuam to GHURA to construct 500 single-family homes under the GHURA 500 Low Cost Housing Project. This property is recorded at the fair value less estimated selling cost. Management periodically performs valuations and property held for sale is carried at the lower of new cost basis or fair value less cost to sell. Impairment losses on property to be held and used are measured as the amount by which the carrying amount of the property exceeds its fair value. Costs of significant improvement are capitalized, whereas costs relating to holding property are expensed.

Deferred Outflows of Resources

In addition to assets, the statements of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (deduction of net position) until then. GHURA has determined differences between expected and actual experience with regard to economic or demographic factors in the measurement of the total pension liability, differences between projected and actual earnings on pension plan investments, changes of actuarial assumptions or other inputs, pension and OPEB contributions made subsequent to the measurement date, and changes in proportion and differences between GHURA pension and OPEB contributions and proportionate share of contributions qualify for reporting in this category.

Deferred Inflows of Resources

In addition to liabilities, the statements of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (additions to net position) until then. GHURA has determined differences between expected and actual experience with regard to economic or demographic factors in the measurement of the total pension liability and the OPEB liability, differences between projected and actual earnings on pension plan investments, changes of actuarial assumptions or other inputs, and changes in proportion and differences between GHURA pension and OPEB contributions and proportionate share of contributions qualify for reporting in this category.

2. Summary of Significant Accounting Policies, continued

Pensions

Pensions are required to be recognized and disclosed using the accrual basis of accounting. GHURA recognizes a net pension liability for the defined benefit pension plan in which it participates, which represents GHURA's proportionate share of excess total pension liability over the pension plan assets - actuarially calculated - of a single-employer defined benefit plan, measured one year prior to fiscal year-end. The total pension liability also includes GHURA's proportionate share of the liability for ad hoc cost-of-living adjustments (COLA) and supplemental annuity payments that are anticipated to be made to defined benefit plan members and for anticipated future COLA to DCRS members.

Changes in the net pension liability during the period are recorded as pension expense, or as deferred inflows of resources or deferred outflows of resources depending on the nature of the change, in the period incurred. Those changes in net pension liability that are recorded as deferred inflows of resources or deferred outflows of resources that arise from changes of actuarial assumptions or other inputs and differences between expected or actual experience are amortized over the weighted average remaining service life of all participants in the qualified pension plan and recorded as a component of pension expense beginning with the period in which they are incurred. Projected earnings on qualified pension plan investments are recognized as a component of pension expense. Differences between projected and actual investment earnings are reported as deferred inflows of resources or deferred outflows of resources and are amortized as a component of pension expense on a closed basis over a five-year period beginning with the period in which the difference occurred.

Other Postemployment Benefits (OPEB)

OPEB is required to be recognized and disclosed using the accrual basis of accounting. GHURA recognizes a collective total OPEB liability for the defined benefit OPEB plan in which it participates, which represents GHURA's proportionate share of collective total OPEB liability - actuarially calculated - of a single-employer defined benefit plan, measured one year prior to fiscal year-end. An OPEB trust has not been established thus the OPEB plan does not presently report OPEB plan fiduciary net position. Instead, the OPEB plan is financed on a substantially "pay-as-you-go" basis.

Changes in the collective total OPEB liability during the period are recorded as OPEB expense, or as deferred inflows of resources or deferred outflows of resources depending on the nature of the change, in the period incurred. Those changes in collective total OPEB liability that are recorded as deferred inflows of resources or deferred outflows of resources that arise from changes of actuarial assumptions or other inputs and differences between expected or actual experience are amortized over the weighted average remaining service life of all participants in the qualified OPEB plan and recorded as a component of OPEB expense beginning with the period in which they are incurred.

2. Summary of Significant Accounting Policies, continued

Compensated Absences

Compensated absences are recognized as a liability as they are earned, to the extent that the leave is attributable to services already rendered and is more likely than not to be either used for time off or otherwise paid or settled. The liability is measured based on the pay rates in effect at the financial statement date, including applicable salary-related payments.

Annual leave expected to be paid within one year is classified as a current liability, with the remaining balance reported as noncurrent. The maximum accumulation of annual leave convertible to pay upon termination of employment is limited to 320 hours. Employees may carry forward annual leave in excess of 320 hours; however, such excess leave must be used prior to retirement or termination of service, and any unused leave in excess of the limit is forfeited upon retirement.

Members of the Defined Contribution Retirement System (DCRS) to receive a lump sum payment of one-half of their accumulated sick leave upon retirement.

Unearned Revenues

Unearned revenues arise when resources are received before GHURA has legal claim to them, such as when federal award money is received before eligible expenditure is made. In the subsequent period, when GHURA has a legal claim to the resources, the liability for unearned revenue is reduced and the revenue is recognized.

HUD Subsidies and Contributions

Subsidies and contributions from HUD are received periodically and represent the most significant source of revenues to GHURA. The terms of these subsidies are defined in various Consolidated Annual Contributions Contracts. HUD subsidies for ongoing operations and housing assistance payments for each unit rented to qualified tenants are recorded as operating grant revenues. HUD contributions for project acquisition and development or modernization are recorded as capital contributions.

Tenant Rental Income

Revenue from rental charges to residents is recognized ratably over the terms of the lease agreements, which are generally on a month-to-month basis or 12-month period.

Administrative and General Expenses

Certain operating facilities and materials used by the programs are shared with other programs. Costs associated with these facilities and materials are accumulated and paid by a central disbursement fund, which allocates such costs to the various programs based on each program's pro rata share of payroll hours.

2. Summary of Significant Accounting Policies, continued

Recently Adopted Accounting Pronouncements

During the year ended September 30, 2025, GHURA implemented the following pronouncements:

- GASB issued Statement No. 101, *Compensated Absences*. The primary objective of the Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. This Statement requires that liabilities for compensated absences be recognized for leave that has not been used and leave that has been used but not yet paid, provided the services have occurred, the leave accumulates, and the leave is more likely than not to be used for time off or otherwise paid in cash or noncash means. In estimating the leave that is more likely than not to be used or otherwise paid or settled, a government should consider relevant factors such as employment policies related to compensated absences and historical information about the use or payment of compensated absences. Leave that is more likely than not to be settled through conversion to defined benefit postemployment benefits should not be included in a liability for compensated absences. The implementation of this Statement did not have a material effect on the accompanying financial statements.

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

2. Summary of Significant Accounting Policies, continued

Upcoming Accounting Pronouncements

In April 2024, GASB issued Statement No. 103, *Financial Reporting Model Improvements*. The objective of this Statement is to improve key components of the financial reporting model to enhance the effectiveness of the financial reporting model in providing information that is essential for decision making and assessing a government's accountability and address certain application issues identified through pre-agenda research conducted by the GASB. This Statement establishes new accounting and financial reporting requirements or modifies existing requirements related to management's discussion and analysis (MD&A), unusual or infrequent items, presentation of the proprietary fund statement of revenues, expenses, and changes in fund net position, information about major component units in basic financial statements, budgetary comparison information and financial trends information in the statistical section. GASB Statement No. 103 will be effective for fiscal year ending September 30, 2026.

In September 2024, GASB issued Statement No. 104, *Disclosure of Certain Capital Assets*. The objective of this Statement is to provide users of government financial statements with essential information about certain types of capital assets. This Statement requires certain types of capital assets to be disclosed separately in the capital assets note disclosures required by Statement 34. Lease assets recognized in accordance with Statement No. 87, *Leases*, and intangible right-to-use assets recognized in accordance with Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, should be disclosed separately by major class of underlying asset in the capital assets note disclosures. Subscription assets recognized in accordance with Statement No. 96, *Subscription-Based Information Technology Arrangements*, also should be separately disclosed. In addition, this Statement requires intangible assets other than those three types to be disclosed separately by major class. This Statement also requires additional disclosures for capital assets held for sale. A capital asset is a capital asset held for sale if (a) the government has decided to pursue the sale of the capital asset and (b) it is probable that the sale will be finalized within one year of the financial statement date.

Governments should consider relevant factors to evaluate the likelihood of the capital asset being sold within the established time frame. This Statement requires that capital assets held for sale be evaluated each reporting period. Governments should disclose (1) the ending balance of capital assets held for sale, with separate disclosure for historical cost and accumulated depreciation by major class of asset, and (2) the carrying amount of debt for which the capital assets held for sale are pledged as collateral for each major class of asset. GASB Statement No. 104 will be effective for fiscal year ending September 30, 2026.

2. Summary of Significant Accounting Policies, continued

Upcoming Accounting Pronouncements, continued

In December 2025, GASB issued Statement No. 105, *Subsequent Events.* The objective of this Statement is to improve the financial reporting requirements for subsequent events, thereby enhancing consistency in their application and better meeting the information needs of financial statement users.

This Statement defines subsequent events as transactions or other events that occur after the date of the financial statements but before the date the financial statements are available to be issued. This Statement describes the date the financial statements are available to be issued as the date at which (1) the financial statements are complete in a form and format that complies with generally accepted accounting principles and (2) approvals necessary for issuance have been obtained. That definition modifies the subsequent events time frame throughout the GASB literature. This Statement also requires the date through which subsequent events have been evaluated to be disclosed.

This Statement clarifies the subsequent events that constitute recognized and nonrecognized events and establishes specific note disclosure requirements for nonrecognized events. GASB Statement No. 105 will be effective for fiscal year ending September 30, 2027.

GHURA is currently evaluating the effects that the above upcoming accounting pronouncements, upon implementation, will have on the financial statements.

3. Deposits

Custodial credit risk is the risk that in the event of a bank failure, GHURA's deposits may not be returned to it. Such deposits are not covered by depositor insurance and are either uncollateralized or collateralized with securities held by the pledging financial institution or held by the pledging financial institution but not in the depositor-government's name. GHURA has an investment and deposit policy for custodial credit risk. For deposits, GHURA and the depository must execute a general depository agreement pursuant to HUD regulations. The depository bank must be a bank or financial institution whose deposits are insured by Federal Deposit Insurance Corporation (FDIC), Federal Savings and Loan Corporation or the National Credit Union Administration and all deposits must be fully collateralized by U.S. securities.

As of September 30, 2025 and 2024, bank balances were $24,846,856 and $24,276,175, respectively, which are maintained in a financial institution subject to FDIC insurance.

4. Notes Receivable

Notes receivable consist primarily of first time homebuyer loans to provide assistance to eligible residents to purchase or construct a primary owner-occupied dwelling. The loans under GHURA's Down Payment and Closing Cost Assistance Program are interest free with a maximum loan amount of the lesser of $18,000 or 18% of the purchase price and are collateralized by second mortgages on real estate. Under the CDBG and HOME Investment Partnership Program, loans carry a 3% interest rate with a 30-year term.

On December 3, 2020, HUD entered into a $12 million loan facility with GHURA under the CDBG Section 108 Loan Guarantee Program (See Note 7). GHURA simultaneously entered into a subrecipient loan agreement with "The Learning Institute" (the subrecipient), a Guam nonprofit corporation, for the purpose of funding construction, rehabilitation or installation of public facilities eligible under 24 CFR 570.703 (1), in connection with the iLearn Academy Charter School Project. Various drawdowns totaling $12 million were made against this facility. As of September 30, 2025 and 2024, note receivable from the subrecipient amounted to $10,418,000 and $10,904,000, respectively.

As of September 30, 2025 and 2024, these notes receivable are summarized as follows:

	2025	2024
Section 108 Loan Guarantee Program	$10,418,000	$10,904,000
CDBG and HOME Investment Partnerships Program	4,266,768	4,051,301
Down Payment and Closing Cost Assistance Program	187,477	202,221
	14,872,245	15,157,522
Less current portion	(840,768)	(813,868)
	$14,031,477	$14,343,654

Maturities of the principal balances subsequent to September 30, 2025, are as follows:

Year Ending September 30	
2026	$ 840,768
2027	650,058
2028	661,986
2029	677,396
2030	690,938
2031 through 2035	3,695,732
2036 through 2040	5,987,550
2041 through 2045	1,057,876
2046 through 2050	464,190
2051	145,751
	$14,872,245

4. Notes Receivable, continued

As of September 30, 2025 and 2024, the allowance for doubtful accounts on notes receivable amounted to $187,229 and $179,293, respectively.

5. Capital Assets

A summary of changes in capital assets for the year ended September 30, 2025, is as follows:

	Balance October 1	Additions	Disposals	Transfers and Adjustments	Balance September 30
Depreciable assets:					
Structures	$103,507,321	$1,441,673	$ ---	$854,477	$105,803,471
Furniture, fixtures and equipment	5,280,342	654,722	(359,835)	---	5,575,229
Leasehold improvements	302,662	281,475	(1,575)	31,977	614,539
	109,090,325	2,377,870	(361,410)	886,454	111,993,239
Less accumulated depreciation and amortization	(93,888,444)	(1,813,767)	361,410	(31,977)	(95,372,778)
	15,201,881	564,103	---	854,477	16,620,461
Non-depreciable assets:					
Land	3,675,882	4,901,787	---	---	8,577,669
Construction in progress	5,452,884	2,713,251	---	(854,477)	7,311,658
	9,128,766	7,615,038	---	(854,477)	15,889,327
Total capital assets, net	$ 24,330,647	$8,179,141	$ ---	$ ---	$ 32,509,788

A summary of changes in capital assets for the year ended September 30, 2024, is as follows:

	Balance October 1	Additions	Disposals	Transfers and Adjustments	Balance September 30
Depreciable assets:					
Structures	$100,999,490	$2,017,434	$(77,390)	$567,787	$103,507,321
Furniture, fixtures and equipment	5,034,146	260,626	---	(14,430)	5,280,342
Leasehold improvements	319,429	---	---	(16,767)	302,662
	106,353,065	2,278,060	(77,390)	536,590	109,090,325
Less accumulated depreciation and amortization	(92,195,464)	(1,770,370)	---	---	(93,888,444)
	14,157,601	507,690	(77,390)	536,590	15,201,881
Non-depreciable assets:					
Land	3,780,831	---	---	(104,949)	3,675,882
Homes for transfer to persons	522,898	---	(627,847)	104,949	---
Construction in progress	528,156	5,452,884	---	(528,156)	5,452,884
	4,831,885	5,452,884	(627,847)	(528,156)	9,128,766
Total capital assets, net	$ 18,989,486	$5,960,574	$(705,237)	$ 8,434	$ 24,330,647

6. Other Real Estate

GovGuam transferred five parcels of land to GHURA to construct 500 single-family homes under the GHURA 500 Low Cost Housing Project. The estimated value per house, based on the development cost incurred, totaled $34,653. As of September 30, 2025 and 2024, GHURA had 61 and 63 lots, respectively, in its inventory with an estimated value of $2,113,833 and $2,183,139, respectively.

In addition, GHURA has five lots in the GovGuam Astumbo Housing Project with estimated per lot value of $14,366 for a total estimated value of $71,830 as of September 30, 2025 and 2024.

7. Notes Payable

Farmers Home Administration

On March 26, 1980, GHURA entered into a Section 515 Rural Rental Housing loan with the U.S. Department of Agriculture (USDA) Farmers Home Administration for $2,000,000 for the construction of elderly housing known as Guma Trankilidat. The loan bears interest at 6% per annum and is secured by a first mortgage and assignment of rental income and assessments. In the event that GHURA defaults in the payment of the loan or in the performance of any of its obligations under the promissory note, or GHURA or any other party defaults in their respective obligations under any of the related security documents, USDA would have the option to declare the unpaid principal amount of the loan, together with any accrued and unpaid interest and charges, immediately due and payable. Annual debt service requirements to maturity for principal and interest are as follows:

Year Ending September 30	Principal	Interest	Total Debt Service
2026	$107,000	$19,480	$126,480
2027	114,000	12,480	126,480
2028	121,000	5,480	126,480
2029	30,634	1,466	32,100
	$372,634	$38,906	$411,540

Loan Guarantee Program

On December 3, 2020, GHURA entered into a loan guaranty assistance loan made pursuant to Section 108 of Title I of the Housing and Community Development Act of 1974, as amended, and 24 CFR part 570, Subpart M, in the maximum commitment amount of $12,000,000 (See Note 4). Advances are made upon written request of GHURA and the approval of the HUD Secretary.

7. Notes Payable, continued

Loan Guarantee Program, continued

The loan bears variable interest based on the 3-month Treasury Auction Bill rate, is payable quarterly commencing August 1, 2021 with principal due annually.

Principal repayment based on the commitment schedule on the written request are as follows:

Year Ending September 30	Principal	Interest	Total Debt Service
2026	$ 495,000	$ 470,894	$ 965,894
2027	505,000	448,520	953,520
2028	515,000	425,694	940,694
2029	526,000	402,416	928,416
2030	535,000	378,640	913,640
2031 through 2035	2,843,000	1,520,257	4,363,257
2036 through 2040	4,999,000	874,801	5,873,801
	$10,418,000	$4,521,222	$14,939,222

Changes in notes payable for the year ended September 30, 2025, are as follows:

	Balance October 1	Additions	Deductions	Balance September 30	Due Within One Year
Notes payable:					
Farmers Home Administration	$ 473,374	$ ---	$(100,740)	$ 372,634	$107,000
Loan Guarantee Program	10,904,000	---	(486,000)	10,418,000	495,000
	$11,377,374	$ ---	$(586,740)	$10,790,634	$602,000

Changes in notes payable for the year ended September 30, 2024, are as follows:

	Balance October 1	Additions	Deductions	Balance September 30	Due Within One Year
Notes payable:					
Farmers Home Administration	$ 568,705	$ ---	$(95,331)	$ 473,374	$100,800
Loan Guarantee Program	11,380,000	---	(476,000)	10,904,000	486,000
	$11,948,705	$ ---	$(571,331)	$11,377,374	$586,800

8. Other Noncurrent Liabilities

The changes in other long-term liabilities for the year ended September 30, 2025, are as follows:

	Balance October 1	Additions	Deductions	Balance September 30	Due Within One Year
Compensated absences	$ 841,095	$ 71,433	$ ---	$ 912,528	$59,192
Loan payable	---	12,220,087	---	12,220,087	---
Net pension liability	17,631,057	---	(2,391,570)	15,239,487	---
Collective total OPEB liability	17,904,807	---	(2,010,300)	15,894,507	---
	$36,376,959	$12,291,520	$(4,401,870)	$44,266,609	$59,192

The changes in other long-term liabilities for the year ended September 30, 2024, are as follows:

	Balance October 1	Additions	Deductions	Balance September 30	Due Within One Year
Compensated absences	$ 957,666	$ ---	$(116,571)	$ 841,095	$67,796
Net pension liability	18,965,963	---	(1,334,906)	17,631,057	---
Collective total OPEB liability	14,471,126	3,433,681	---	17,904,807	---
	$34,394,755	$3,433,681	$(1,451,477)	$36,376,959	$67,796

Loan Payable to Government of Guam

In 2025, GHURA entered into a loan agreement with the Department of Administration (DOA), Government of Guam, dated December 23, 2024. The loan bears interest at one percent (1%) per annum on the outstanding principal balance. The principal and any accrued interest are due in a lump sum payment on December 31, 2026. As of September 30, 2025, the total amount borrowed and outstanding under the agreement is $12,220,087, which is reported as a noncurrent liability in the accompanying statement of net position.

9. Pensions

GHURA is statutorily responsible for providing pension benefits for GHURA employees through the GovGuam Retirement Fund (GGRF).

A. General Information About the Pension Plans:

Plan Description: GGRF administers the GovGuam Defined Benefit (DB) Plan, a single-employer defined benefit pension plan, and the Defined Contribution Retirement System (DCRS). GovGuam also maintains a nonqualified deferred compensation plan that constitutes an “eligible governmental plan” in accordance with Section 457(b) of the Internal Revenue Code and comparable provisions under the Guam Territorial Income Tax Code. Participation in the 457 Deferred Compensation Plan is voluntary for all employees who are members of the DB Plan and the DCRS Plan.

9. Pensions, continued

A. General Information About the Pension Plans, continued:

The DB Plan provides retirement, disability, and survivor benefits to plan members who enrolled in the plan prior to October 1, 1995. Article 1 of 4 GCA 8, Section 8105, requires that all employees of GovGuam, regardless of age or length of service, become members of the DB Plan prior to the operative date. Employees of a public corporation of GovGuam, which includes GHURA, have the option of becoming members of the DB Plan prior to the operative date. All employees of GovGuam, including employees of GovGuam public corporations, whose employment commences on or after October 1, 1995, and prior to January 1, 2018 are required to participate in the DCRS Plan. Hence, the DB Plan became a closed group.

Members of the DB Plan who retired prior to October 1, 1995, or their survivors, are eligible to receive annual supplemental annuity payments. In addition, retirees under the DB and DCRS Plans who retired prior to September 30, 2024 are eligible to receive an annual ad hoc cost of living allowance (COLA).

A single actuarial valuation is performed annually covering all plan members and the same contribution rate applies to each employer. GGRF issues a publicly available financial report that includes financial statements and required supplementary information for the DB Plan. That report may be obtained by writing to the Government of Guam Retirement Fund, 424 A Route 8, Maite, Guam 96910, or by visiting GGRF's website – www.ggrf.com.

Benefits Provided: The DB Plan provides pension benefits to retired employees generally based on age and/or years of credited service and an average of the three highest annual salaries received by a member during years of credited service, or $6,000, whichever is greater. Members who joined the DB Plan prior to October 1, 1981 may retire with 10 years of service at age 60 (age 55 for uniformed personnel); or with 20 to 24 years of service regardless of age with a reduced benefit if the member is under age 60; or upon completion of 25 years of service at any age. Members who joined the DB Plan on or after October 1, 1981 and prior to August 22, 1984 may retire with 15 years of service at age 60 (age 55 for uniformed personnel); or with 25 to 29 years of service regardless of age with a reduced benefit if the member is under age 60; or upon completion of 30 years of service at any age.

9. Pensions, continued

A. General Information About the Pension Plans, continued:

Members who joined the DB Plan after August 22, 1984 and prior to October 1, 1995 may retire with 15 years of service at age 65 (age 60 for uniformed personnel); or with 25 to 29 years of service regardless of age with a reduced benefit if the member is under age 65; or upon completion of 30 years of service at any age. Upon termination of employment before attaining at least 25 years of total service, a member is entitled to receive a refund of total contributions including interest. A member who terminates after completing at least 5 years of service has the option of leaving contributions in the GGRF and receiving a service retirement benefit upon attainment of the age of 60 years. In the event of disability during employment, members under the age of 65 with six or more years of credited service who are not entitled to receive disability payments from the United States Government are eligible to receive sixty six and two-thirds of the average of their three highest annual salaries received during years of credited service. The DB Plan also provides death benefits.

Supplemental annuity benefit payments are provided to DB retirees in the amount of $4,238 per year, but not to exceed $40,000 per year when combined with their regular annual retirement annuity. Annual COLA payments are provided to DB and DCRS retirees in a lump sum amount of $2,000, which was subsequently increased to $2,300 by Public Law 37-42, effective October 1, 2023. Both supplemental annuity benefit payments and COLA payments are made at the discretion of the Guam Legislature, but are funded on a “pay-as-you-go” basis so there is no plan trust. It is anticipated that ad hoc COLA and supplemental annuity payments will continue to be made for future years at the same level currently being paid.

On September 20, 2016, the Guam Legislature enacted Public Law 33-186, which created two new government retirement plans; the DB 1.75 Plan and the Guam Retirement Security Plan (GRSP). On February 4, 2020, the Guam Legislature terminated the GRSP. Commencing April 1, 2017, eligible employees elected, during the “election window”, to participate in the DB 1.75 Plan with an effective date of January 1, 2018.

The DB 1.75 Plan is open for participation by certain existing employees, new employees, and reemployed employees who would otherwise participate in the DC Plan and who make election on a voluntary basis to participate in the DB 1.75 Plan by December 31, 2017. Employee contributions are made by mandatory pre-tax payroll deduction at the rate of 9.5% of the employee’s base salary while employer contributions are actuarially determined. Members of the DB 1.75 Plan automatically participate in the GovGuam 457 Deferred Compensation Plan, pursuant to which employees are required to contribute 1% of base salary as a pre-tax mandatory contribution. Benefits are fully vested upon attaining 5 years of credited service.

9. Pensions, continued

A. General Information About the Pension Plans, continued:

Members of the DB 1.75 Plan may retire at age 62 with 5 years of credited service, or at age 60 with 5 years of credited service without survivor benefits, or at age 55 with 25 years of credited service but the retirement annuity shall be reduced ½ of 1% for each month that the age of the member is less than 62 years (6% per year). Credited service is earned for each year of actual employment by the member as an employee. Upon retirement, a retired member is entitled to a basic retirement annuity equal to an annual payment of 1.75% of average annual salary multiplied by years of credited service. Average annual salary means the average of annual base salary for the three years of service that produce the highest average.

Contributions and Funding Policy: Plan members of the DB Plan are required to contribute a certain percentage of their annual covered salary. The contribution requirements of the plan members and GHURA are established and may be amended by the GGRF.

GHURA’s statutory contribution rate was 30.77% and 29.43%, respectively, for the years ended September 30, 2025 and 2024. Employees are required to contribute 9.50% of their annual pay for the years ended September 30, 2025 and 2024.

GHURA’s contributions to the DB Plan for the years ended September 30, 2025 and 2024 were $2,488,828 and $2,032,592, respectively, which were equal to the required contributions for the respective years then ended.

GHURA’s contributions for supplemental annuity benefit and COLA payments for the years ended September 30, 2025 and 2024 were $127,228 and $297,428, respectively, which were equal to the statutorily required contributions for the respective years ended.

Members of the DCRS plan, who have completed five years of government service, have a vested balance of 100% of both member and employer contributions plus any earnings thereon.

Contributions into the DCRS plan by members are based on an automatic deduction of 6.2% of the member’s regular base pay. The contribution is periodically deposited into an individual annuity account within the DCRS. Employees are afforded the opportunity to select from different annuity accounts available under the DCRS.

Statutory employer contributions for the DCRS plan for the years ended September 30, 2025 and 2024 are determined using the same rates as the DB Plan. Of the amount contributed by the employer, only 6.2% of the member’s regular pay is deposited into the DCRS. The remaining amount is contributed towards the unfunded liability of the defined benefit plan.

9. Pensions, continued

A. General Information About the Pension Plans, continued:

GHURA's contributions to the DCRS Plan for the years ended September 30, 2025 and 2024 were $691,898 and $701,374, respectively, which were equal to the required contributions for the respective years then ended. Of these amounts, $575,738 and $576,102 were contributed toward the unfunded liability of the DB Plan for the years ended September 30, 2025 and 2024, respectively.

B. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions:

Pension Liability: As of September 30, 2025 and 2024, GHURA reported a net pension liability for its proportionate share of the net pension liabilities measured as of September 30, 2024 and 2023, which is comprised of the following:

	2025	2024
Defined Benefit Plan	$12,537,585	$15,149,072
Ad Hoc COLA/supplemental annuity Plan for DB retirees	1,928,366	1,627,602
Ad Hoc COLA Plan for DCRS retirees	773,536	854,383
	$15,239,487	$17,631,057

GHURA's proportion of the GovGuam net pension liabilities was based on GHURA's expected plan contributions relative to the total expected contributions received by the respective pension plans for GovGuam and GovGuam's component units. As of September 30, 2025 and 2024, GHURA's proportionate shares of the GovGuam net pension liabilities were as follows:

	2025	2024
Defined Benefit Plan	1.19%	1.08%
Ad Hoc COLA/supplemental annuity Plan for DB retirees	0.63%	0.61%
Ad Hoc COLA Plan for DCRS retirees	1.08%	1.09%

9. Pensions, continued

B. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions, continued:

Pension Expense (Benefit): For the years ended September 30, 2025 and 2024, GHURA recognized pension expense (benefit) for its proportionate share of plan pension expense from the above pension plans as follows:

	2025	2024
Defined Benefit Plan	$2,186,208	$2,890,870
Ad Hoc COLA/supplemental annuity Plan for DB retirees	171,196	108,675
Ad Hoc COLA Plan for DCRS retirees	(46,880)	188,215
	$2,310,524	$3,187,760

Deferred Outflows and Inflows of Resources: As of September 30, 2025 and 2024, GHURA reported total deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	2025					
	Defined Benefit Plan		Ad Hoc COLA/ Supplemental Annuity Plan for DB Retirees		Ad Hoc COLA Plan for DCRS Retirees	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 16,778	$ 93,288	$ 93,296	$32,658	$ 80,973	$ 8,943
Net difference between projected and actual earnings on pension plan investments	---	1,587,287	---	---	---	---
Changes of assumptions	---	50,049	42,395		162,680	126,114
Contributions subsequent to the measurement date	2,488,828	---	122,628	---	4,600	---
Changes in proportion and difference between GHURA contributions and proportionate share of contributions	794,106	171,724	67,115	---	85,697	77,754
	$3,299,712	$1,902,348	$325,434	$32,658	$333,950	$212,811

9. Pensions, continued

B. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions, continued:

	2024					
	Defined Benefit Plan		Ad Hoc COLA/ Supplemental Annuity Plan for DB Retirees		Ad Hoc COLA Plan for DCRS Retirees	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 155,550	$170,403	$ ---	$ 65,919	$ 83,707	$ 10,992
Net difference between projected and actual earnings on pension plan investments	1,971,630	---	---	---	---	---
Changes of assumptions	---	91,422	24,935	82,923	165,409	151,255
Contributions subsequent to the measurement date	2,032,592	---	260,628	---	36,800	---
Changes in proportion and difference between GHURA contributions and proportionate share of contributions	217,173	343,447	33,401	16,842	115,018	88,181
	$4,376,945	$605,272	$318,964	$165,684	$400,934	$250,428

Deferred outflows resulting from contributions subsequent to measurement date will be recognized as a reduction of the net pension liability in the following year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions as of September 30, 2025 will be recognized in pension expense as follows:

Year Ending September 30	
2026	$(48,474)
2027	651,080
2028	(706,947)
2029	(752,110)
2030	2,264
Thereafter	49,410
	$(804,777)

9. Pensions, continued

B. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions, continued:

Actuarial Assumptions: The actuarial assumptions used are based upon recommendations from the actuarial experience study for the period October 1, 2015 through September 30, 2020. A summary of actuarial assumptions applied to all periods included in the measurement is shown below.

Inflation:	2.50% per year
Investment rate of return:	7.0% per year
Payroll growth:	2.50% for Fiscal Year 2024, and thereafter
Salary increases:	6.0% per year in the first 5 years, 4.5% for years 6-10, 3.0% for years 11 to 15, and 3.0% for service after 15 years
Retirement age:	40% of employees assumed to retire when first eligible for unreduced retirement, 20% per year thereafter until age 75, at which time all remaining employees are assumed to retire
Mortality:	Based on the PUB-2010 General Employees Amount-Weighted and PUB-2010 General Healthy Retiree Amount-Weighted mortality table, set forward by 4 years for males and 2 years for females, respectively then increased by 30% for ages less than 80.

9. Pensions, continued

B. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions, continued:

Expected Rate of Return and Asset Allocation: GGRF has a target asset allocation based on the investment policy adopted by the GGRF Board of Trustees. The target allocation and best estimates of the expected nominal return for each major asset class are summarized as follows:

Asset Class	Target Allocation	Nominal Return	Component Return
U.S. Equities (large cap)	26.00%	7.83%	2.03%
U.S. Equities (small cap)	4.00%	9.32%	0.37%
Non-U.S. Equities	17.00%	10.12%	1.72%
Non-U.S. Equities (emerging markets)	3.00%	11.79%	0.35%
U.S. Fixed Income (aggregate)	22.00%	4.86%	1.07%
Risk Parity	8.00%	6.53%	0.52%
High Yield Bonds	8.00%	6.54%	0.52%
Global Real Estate (REITs)	2.50%	9.34%	0.23%
Global Equity	7.50%	8.59%	0.64%
Global Infrastructure	2.00%	8.42%	0.17%
Expected arithmetic mean (1 year)			7.64%
Expected geometric mean (30 years)			6.91%

Discount Rate: The discount rate used to measure the total pension liability for the DB Plan was 7.0%, which is equal to the expected investment rate of return. The expected investment rate of return applies to benefit payments that are funded by plan assets (including future contributions), which includes all plan benefits except supplemental annuity payments to DB retirees and ad hoc COLA to both DB and DCRS retirees. The discount rate used to measure the total pension liability for the supplemental annuity and ad hoc COLA payments was 3.81% (4.09% at September 30, 2024), which is equal to the rate of return of a high quality bond index.

9. Pensions, continued

B. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions, continued:

Discount Rate Sensitivity Analysis: The following presents the sensitivity of the net pension liability to changes in the discount rate. The sensitivity analysis shows the impact to GHURA's proportionate share of the net pension liability if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current discount rate:

Defined Benefit Plan:

	1% Decrease in Discount Rate 6.0%	Current Discount Rate 7.0%	1% Increase in Discount Rate 8.0%
Net Pension Liability	$16,425,309	$12,537,585	$9,190,533

Ad Hoc COLA/Supplemental Annuity Plan for DB Retirees:

	1% Decrease in Discount Rate 2.81%	Current Discount Rate 3.81%	1% Increase in Discount Rate 4.81%
Net Pension Liability	$2,094,473	$1,928,366	$1,766,799

Ad Hoc COLA Plan for DCRS Retirees:

	1% Decrease in Discount Rate 2.81%	Current Discount Rate 3.81%	1% Increase in Discount Rate 4.81%
Net Pension Liability	$865,425	$773,536	$691,317

10. Other Post-Employment Benefits (OPEB)

GHURA participates in the retiree health care benefits program. GovGuam's Department of Administration is responsible for administering the GovGuam Group Health Insurance Program, which provides medical, dental, and life insurance benefits to retirees, spouses, children and survivors. Active employees and retirees who waive medical and dental coverage are considered eligible for the life insurance benefit only. The program covers retirees and is considered an OPEB plan.

A. General Information About the OPEB Plan:

Plan Description: The OPEB plan is a single-employer defined benefit plan that provides healthcare benefits to eligible employees and retirees who are members of the GovGuam Retirement Fund. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75. The Governor's recommended budget and the annual General Appropriations Act enacted by the Guam Legislature provide for a premium level necessary for funding the program each year on a "pay-as-you-go" basis.

Benefits: GovGuam provides postemployment medical, dental and life insurance benefits to retirees, spouses, children and survivors. Active employees and retirees who waive medical and dental coverage are considered eligible for the life insurance benefit only. GovGuam contributes a portion of the medical and dental premiums, based on a schedule of semi-monthly rates, and reimburses certain Medicare premiums to eligible retirees. Retirees may also pay a portion of the medical and dental insurance premiums, depending on the plan and coverage selected.

Contributions: No employer contributions are assumed to be made since an OPEB trust has not been established. Instead, the OPEB Plan is financed on a substantially "pay-as-you-go" basis whereby contributions to the plan are generally made at about the same time and in about the same amount as benefit payments and expenses becoming due.

B. Collective total OPEB Liability:

Collective total OPEB liability at the fiscal year presented for the OPEB Plan was measured on and was determined by actuarial valuations as of the following dates:

Reporting date:	September 30, 2025	September 30, 2024
Measurement date:	September 30, 2024	September 30, 2023
Valuation date:	September 30, 2024	September 30, 2022

Collective total OPEB liability as of September 30, 2025 and 2024 is $15,894,507 and $17,904,807, respectively.

Proportionate share of collective total OPEB liability at September 30, 2025 and 2024 is 0.73% and 0.65%, respectively.

10. Other Post-Employment Benefits (OPEB), continued

B. Collective total OPEB Liability, continued:

Actuarial Assumptions: A summary of actuarial assumptions applied to all periods included in the measurement is shown below:

Inflation: 2.6% per year, based on current economic data, analyses from economists and other experts, and professional judgement. Previously, 2.5%

Discount rate: 3.81%, compounded annually, for the measurement as of September 30, 2024.

4.09%, compounded annually, for the measurement as of September 30, 2023.

The GASB 75 discount rate is based on a tax-exempt, high-quality municipal bond rate.

Amortization rate: Level dollar amount over 30 years on an open amortization period for pay-as-you-go funding.

Salary increases: 6.0% per year for the first 5 years of service, 4.5% for 6-10 years, 3% for over 10 years.

Healthcare cost trend rates:

Fiscal Year	Claims	Retiree Contributions	Medicare Premiums
2025	7.00%	0.00%	8.76%
2026	6.50%	0.00%	7.62%
2027	6.00%	0.00%	7.00%
2028	5.50%	0.00%	7.00%
2029	5.00%	0.00%	7.00%
2030	4.50%	0.00%	7.00%
2031-2034	4.10%	0.00%	7.00%
2035	4.10%	0.00%	6.50%
2036	4.10%	0.00%	6.00%
2037	4.10%	0.00%	5.50%
2038	4.10%	0.00%	5.00%
2039	4.10%	0.00%	4.50%
Ultimate	4.10%	0.00%	4.10%

10. Other Post-Employment Benefits (OPEB), continued

B. Collective total OPEB Liability, continued:

Healthcare cost trend rates, continued:	Health care tend assumptions begin at current levels and grade down over a period of years to lower level equal to some real rate plus inflation. The principal components of health trend are medical inflation, deductible erosion, cost shifting, utilization, technology and catastrophic claims. The overall effect of these components is expected to decline year by year. Medical trend rates applied to projected claims costs. Previously, retiree contribution trend rates were the same as the trend rates shown for claims. Previously, Medicare premium trend rates were 4.25% per year in all years.
Dental trend rates:	For claims, 4.25% per year. For retiree contributions, 0% per year. These trend rates are based on a blend of historical retiree premium rate increases as well as observed U.S. national trends. The 0% retiree contribution increases reflect recent Guam plan experience.
Mortality rates:	Active employees: PUB-2010 General employees Headcount-Weighted Mortality Table, set forward 4 years and 2 years for males and females, respectively, with 130% of rates prior to age 80. Projected generationally using 50% of scale MP-2020. Healthy retirees: PUB-2010 General Healthy Retiree Headcount-Weighted Mortality Table, set forward 4 years and 2 years for males and females, respectively, with 130% of rates prior to age 80. Projected generationally using 50% of scale MP-2020. Disabled retirees: PUB-2010 General Disabled Retiree Headcount-Weighted Mortality Table. Set forward 4 years and 2 years for males and females, respectively, with 130% of rates prior to age 80. Projected generationally using 50% of scale MP-2020.

10. Other Post-Employment Benefits (OPEB), continued

B. Collective total OPEB Liability, continued:

Mortality rates, continued:	Survivors: PUB-2010 General Contingent Survivor Headcount-Weighted Mortality Table, set forward 3 years and 4 years for males and females, respectively, with 130% of rates prior to age 80. Projected generationally using 50% of scale MP-2020. The actuarial valuation is performed using a mortality table used by Milliman, the current pension actuary, based on an actuarial experience study of the experience from 2016 to 2020 which justified the use of the current morality tables. The morality tables used by Milliman are weighted by amount (salary for active employees and benefit amount for those in payment status). For this retiree medical valuation, the headcount-weighted mortality tables are used, which are more appropriate for the measurement of obligations with benefit structures uncorrelated with income.
Participation rates:	Medical - 100% of active employees who are currently covered under a GovGuam medical plan are assumed to elect medical coverage at retirement. Dental - 100% of active employees who are currently covered under a GovGuam dental plan are assumed to elect dental coverage at retirement. Life - 100% of active employees are assumed to elect life coverage at retirement.
Medicare enrollment:	Based on current retiree data for individuals age 65 and older, a 65% Medicare enrollment rate is assumed for current and future retirees upon attainment of age 65. Individuals who enroll in Medicare are assumed to participate in the Retiree Supplemental Plan (RSP). The remaining 35% are assumed not to enroll in Medicare and therefore remain in their elected non-Medicare GovGuam plan. All employees who retired prior to September 28, 2008 are assumed ineligible for Medicare upon attainment of age 65 and therefore are assumed to remain in the non-Medicare GovGuam plan.

10. Other Post-Employment Benefits (OPEB), continued

B. Collective total OPEB Liability, continued:

Medicare enrollment, continued:	Previously, 55% of current and future retirees were assumed to enroll in Medicare upon attainment of age 65.
Dependent status:	Male spouses are assumed to be three years older and female spouses are assumed to be three years younger than the retired employee. Medical - 100% of spouses of active employees covered under a GovGuam medical plan will elect to participate at the active employee's retirement. Dental - 100% of spouses of active employees covered under a GovGuam dental plan will elect to participate at the active employee's retirement. Life - 100% of spouses of active employees will elect to participate at the active employee's retirement. For current retired employees, the actual census information is used.
Actuarial cost method:	Entry Age Normal. The costs of each employee’s post-employment benefits are allocated as a level basis over the earnings of the employee between the employee’s date of hire and the assumed exit ages.
Employee data:	Employee and retiree data as of September 30, 2024 were submitted by GovGuam. Reasonable adjustments for missing or invalid date were made.
Withdrawal rates:	15% for less than 1 year of service, decreasing by 2% at 1 year, at 2 years rate decreases by 3%, then decreases by 2% at 3 years. From 4-9 years it further decreases by 1% each year and then remains at 2% for service over 9 years. (Previously, rates were at 15% for less than 1 year of service, decreasing 1% for each additional year of service up to 10 years, further decreasing 0.5% for each additional year of service up to 15 years, and 2% for service over 15 years.)
Disability rates:	Based on an actuarial experience study from 2016-2020, 0.03% for males aged 20-39 years (0.02% for females); 0.05% - 0.10% for males aged 40-49 years (0.03% - 0.05% for females); 0.15% - 0.27% for males aged 50-59 years (0.10% - 0.14% for females); and 0.38% for males aged 60-64 years (0.19% for females).

10. Other Post-Employment Benefits (OPEB), continued

B. Collective total OPEB Liability, continued:

Retirement rates:	40% of employees are assumed to retire at earliest eligibility for unreduced benefits under the GovGuam Retirement Fund, 20% per year thereafter until age 75, and 100% at age 75.

Discount rate: The discount rate used to measure the collective total OPEB liability was 3.81% and 4.09% for the years ended September 30, 2025 and 2024, respectively. The projection of cash flows used to determine the discount rate assumed that contributions from GovGuam will be made in accordance with the plan's funding policy. Based on those assumptions, the OPEB plan's fiduciary net position was projected to be insufficient to make all projected benefit payments of current plan members. Therefore, the tax-exempt, high quality municipal bond rate at each year was applied respectively to all periods to determine the collective total OPEB liability.

Sensitivity of the collective total OPEB liability to changes in the discount rate: The following presents the sensitivity of the collective total OPEB liability to changes in the discount rate. The sensitivity analysis shows the impact to GHURA's proportionate share of the collective total OPEB liability if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current discount rate:

	1% Decrease in Discount Rate 2.81%	Current Discount Rate 3.81%	1% Increase in Discount Rate 4.81%
Collective total OPEB Liability	$18,463,822	$15,894,507	$13,813,782

Sensitivity of the collective total OPEB liability to changes in the healthcare cost trend rates: The following presents the sensitivity of the collective total OPEB liability to changes in the healthcare cost trend rate. The sensitivity analysis shows the impact to GHURA's proportionate share of the collective total OPEB liability if it were calculated using a healthcare cost trend rate that is 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rate:

	1% Decrease	Healthcare Cost Trend Rates	1% Increase
Collective total OPEB Liability	$13,561,847	$15,894,507	$18,875,840

10. Other Post-Employment Benefits (OPEB), continued

C. OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB:

For the years ended September 30, 2025 and 2024, GHURA reported total OPEB expense of $1,301,204 and $1,188,518, respectively, for its proportionate share of the GovGuam total OPEB expense. As of September 30, 2025 and 2024, GHURA reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	2025		2024	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes of assumptions	$ 895,066	$2,653,536	$ 605,020	$3,430,747
Difference between expected and actual experience	2,218,161	5,607,260	2,739,589	756,165
Contributions subsequent to the measurement date	370,911	---	308,564	---
Changes in proportion and difference between employer contributions and proportionate share of contributions	2,329,398	915,183	1,105,658	1,143,408
	$5,813,536	$9,175,979	$4,758,831	$5,330,320

Deferred outflows resulting from contributions subsequent to measurement date will be recognized as reduction of the collective total OPEB liability in the following year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB at September 30, 2024 will be recognized in OPEB expense as follows:

Year Ending September 30	
2026	$(679,745)
2027	(763,899)
2028	(934,667)
2029	(934,669)
2030	(19,518)
Thereafter	(400,856)
	$(3,733,354)

11. Risk Management

GHURA is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; operational liability, errors and omissions, employee injuries and illnesses; employee health, dental and accident benefits and natural disasters. GHURA maintains commercial insurance to provide for claims arising from most of these risks except for typhoon insurance.

Beginning in fiscal year 2005, GHURA decided to stop carrying commercial insurance for typhoon coverage because it was cost-prohibitive. A typhoon insurance coverage waiver was granted by HUD provided that GHURA establish and maintain a separate typhoon coverage escrow account in which it will deposit $200,000 annually until the account balance reaches a minimum of balance of $1 million. HUD must approve each draw against the typhoon coverage escrow account. When funds are used to pay typhoon claims, GHURA must replenish the escrow account on an annual basis to maintain the $1 million minimum balance. As of September 30, 2025 and 2024, GHURA had deposited $1,025,147 into the typhoon coverage escrow restricted cash account.

There were no material losses sustained because of GHURA’s risk management practices.

12. Commitments and Contingencies

Federal Award Programs and HUD

GHURA participates in a number of federal award programs for specific purposes that are subject to review and audit by grantor agencies, namely the U.S. Department of Housing and Urban Development (HUD). Certain amounts of questioned costs exist as of September 30, 2025. The questioned costs will be resolved by the applicable grantor agency and due to GHURA’s inability to predict the ultimate outcome of this matter, no provision for any liability, if any that may result from this matter has been made in the accompanying financial statements.

Such questioned costs could lead to requests for reimbursements from the grantor agency for expenditures disallowed under the terms of the applicable grant.

Litigation

GHURA is subject to various claims, unlawful detainer complaints and other legal actions in the normal course of business. GHURA consults their legal counsel whenever there is a potential or asserted claim and relies on the advice of counsel for direction and for establishing reserves for potential unfavorable outcomes.

Construction Contracts

As of September 30, 2025, GHURA has outstanding commitments related to various construction contracts totaling approximately $5.6 million. During the year, GHURA incurred costs of approximately $1.6 million under these contracts. The remaining commitments represent future contractual obligations expected to be funded in subsequent periods as construction progresses.

Required Supplementary Information

Guam Housing and Urban Renewal Authority
(A Component Unit of the Government of Guam)

Schedule 1
Required Supplementary Information (Unaudited)
Schedule of Proportionate Share of the Net Pension Liability
Last 10 Fiscal Years

Defined Benefit Plan

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
GHURA's proportionate share of the net pension liability	$ 12,537,585	$ 15,149,072	$ 16,805,140	$ 10,326,747	$ 12,797,806	$ 11,913,613	$ 10,897,784	$ 9,526,027	$ 11,293,296	$ 11,754,627
GHURA's proportion of the net pension liability	1.19%	1.08%	1.13%	1.07%	1.03%	0.98%	0.92%	0.83%	0.83%	0.82%
GHURA's covered-employee payroll**	$ 7,542,540	$ 6,442,553	$ 6,276,939	$ 5,706,641	$ 5,366,685	$ 4,998,061	$ 4,749,017	$ 4,239,078	$ 4,177,889	$ 4,183,506
GHURA's proportionate share of the net pension liability as percentage of its covered employee payroll	166.22%	235.14%	267.73%	180.96%	238.47%	238.36%	229.47%	224.72%	270.31%	280.98%
Plan fiduciary net position as a percentage of the total pension liability	70.14%	70.14%	70.14%	70.14%	61.48%	62.25%	63.28%	60.63%	54.62%	52.32%

Guam Housing and Urban Renewal Authority
(A Component Unit of the Government of Guam)

Schedule 2
Required Supplementary Information (Unaudited)
Schedule of Proportionate Share of the Net Pension Liability
Last 10 Fiscal Years

Ad Hoc COLA/Supplemental Annuity Plan for DB Retirees

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
GHURA's proportionate share of the net pension liability	$ 1,928,366	$ 1,627,602	$ 1,507,678	$ 1,863,441	$ 2,106,536	$ 2,212,240	$ 2,021,716	$ 1,952,207	$ 1,522,308	$ 1,485,317
GHURA's proportion of the net pension liability	0.63%	0.61%	0.59%	0.60%	0.65%	0.68%	0.70%	0.68%	0.66%	0.63%

Guam Housing and Urban Renewal Authority
(A Component Unit of the Government of Guam)

Schedule 3
Required Supplementary Information (Unaudited)
Schedule of Proportionate Share of the Net Pension Liability
Last 10 Fiscal Years

Ad Hoc COLA Plan for DCRS Retirees

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
GHURA's proportionate share of the net pension liability	$ 773,536	$ 854,383	$ 653,145	$ 824,432	$ 818,157	$ 779,407	$ 631,920	$ 834,630	$ 520,758	$ 434,878
GHURA's proportion of the net pension liability	1.08%	1.09%	1.09%	1.17%	1.23%	1.30%	1.28%	1.34%	0.84%	0.83%

Guam Housing and Urban Renewal Authority
(A Component Unit of the Government of Guam)

Schedule 4
Required Supplementary Information (Unaudited)
Schedule of Pension Contributions
Last 10 Fiscal Years

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Statutorily determined contribution	$2,569,457	$2,052,372	$1,773,114	$1,544,126	$1,335,864	$1,244,540	$1,181,730	$1,040,659	$1,168,865	$1,134,630
Contribution in relation to the statutorily determined contribution	2,488,828	2,032,592	1,774,771	1,532,814	1,366,041	1,192,443	1,255,496	1,044,757	1,026,636	1,100,398
Contribution deficiency (excess)	$ 80,629	$ 19,780	$ (1,657)	$ 11,312	$ (30,177)	$ 52,097	$ (73,766)	$ (4,098)	$ 142,229	$ 34,232
GHURA's covered payroll *	$8,350,527	$6,973,741	$6,236,990	$6,276,939	$5,706,641	$5,366,685	$4,998,061	$4,749,017	$4,239,078	$4,177,889
Contribution as a percentage of covered payroll	29.80%	29.15%	28.46%	24.42%	23.94%	22.22%	25.12%	22.00%	24.22%	26.34%

* Covered payroll data from the actuarial valuation date with one-year lag.

Guam Housing and Urban Renewal Authority
(A Component Unit of the Government of Guam)

Schedule 5
Required Supplementary Information (Unaudited)
Schedule of Proportionate Share of the Collective Total OPEB Liability
Last 10 Fiscal Years*

	2025	2024	2023	2022	2021	2020	2019	2018	2017
GHURA's proportion of the total OPEB Liability	$ 15,894,507	$ 17,904,807	$ 14,471,126	$ 19,074,796	$ 16,920,540	$ 15,873,373	$ 11,630,596	$ 14,924,532	$ 15,314,916
GHURA's proportion of the total OPEB Liability	0.73%	0.65%	0.63%	0.69%	0.67%	0.62%	0.62%	0.61%	0.60%

*This is a 10-year schedule. However, the information in this schedule is not required to be presented retroactively. Years will be added to this schedule in future fiscal years until 10 years of information is available.

Schedule 6
Notes to Required Supplementary Information
(Unaudited)

Changes of Assumptions – Pension Plans

Amounts reported in the 2024 actuarial valuation reflected an assumption related to administrative expenses to increase to $7,402,000 per year.

Amounts reported in the 2023 actuarial valuation reflected an assumption related to administrative expenses to increase to $6,798,000 per year.

Amounts reported in the 2022 actuarial valuation reflected an assumption related to administrative expenses to increase to $6,565,000 per year.

Amounts reported in the 2021 actuarial valuation reflected an assumption related to administrative expenses to increase to $6,565,000 per year.

Amounts reported in the 2020 actuarial valuation reflected an assumption related to administrative expenses to decrease to $6,439,000 per year.

Amounts reported in the 2019 actuarial valuation reflected an assumption related to administrative expenses to decrease to $6,860,000 per year.

Amounts reported in the 2018 actuarial valuation reflected an assumption related to administrative expenses to increase to $7,082,000 per year.

Amounts reported in the 2017 actuarial valuation reflect a change of assumption for payroll growth to 2.75% rather than 3%. The mortality, retirement age and disability assumption were changed to more closely reflect actual experience. Assumption related to administrative expenses reflected an increase to $6,344,000 per year and a revised allocation to the various pension plans to reflect actual experience.

Amounts reported in the 2016 actuarial valuation reflect a change of assumption for administrative expenses to $6,078,000 per year rather than $5,806,000.

Amounts reported in the 2015 actuarial valuation reflect a change of assumption for payroll growth to 3% rather than 3.5% which was used to determine amounts reported prior to 2015.

Other Postemployment Benefit Plan

The information presented has no assets accumulated in a trust to pay related benefits.

Supplementary Information

Guam Housing & Urban Renewal Authority (GQ001)
SINAJANA, GU
Entity Wide Balance Sheet Summary
Submission Type: Audited/Single Audit Fiscal Year End: 09/30/2025

	Project Total	14.EFA FSS Escrow Forfeiture Account	14.256 Neighborhood Stabilization Program (Recovery Act Funded)	14.896 PIH Family Self-Sufficiency Program	2 State/Local	14.267 Continuum of Care Program	8 Other Federal Program 1	9 Other Federal Program 2	14.225 Community Development Block Grants/Special Purpose Grants/Insular Area	14.191 Multifamily Housing Service Coordinators	21.027 Coronavirus State and Local Fiscal Recovery Funds	15.875 Economic, Social, and Political Development of the Territories and the	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program
111 Cash - Unrestricted	$ 10,345,064	$ -	$ -	$ -	$ 3,763,920	$ -	$ -	$ -	$ 906,866	$ -	$ -	$ -	$ 133,285	$ 1,583,884
112 Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-
113 Cash - Other Restricted	1,148,112	136,648	-	-	255,167	-	-	-	-	-	966,692	-	-	-
114 Cash - Tenant Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-
115 Cash - Restricted for Payment of Current Liabilities	-	-	-	-	76,624	-	-	-	-	-	-	-	-	-
100 Total Cash	11,493,176	136,648	-	-	4,095,711	-	-	-	906,866	-	966,692	-	133,285	1,583,884
121 Accounts Receivable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-
122 Accounts Receivable - HUD Other Projects	40,389	-	-	4,857	-	100,387	2,557	-	198,426	51,711	-	-	-	204,751
124 Accounts Receivable - Other Government	-	-	-	-	9,774	-	-	-	-	-	-	-	-	-
125 Accounts Receivable - Miscellaneous	2,849	-	-	-	149,171	3,406	-	-	-	-	-	-	-	-
126 Accounts Receivable - Tenants	865,408	-	-	-	-	500	-	-	9,119	-	-	-	13,197	-
126.1 Allowance for Doubtful Accounts -Tenants	(430,420)	-	-	-	-	-	-	-	-	-	-	-	(13,197)	-
126.2 Allowance for Doubtful Accounts - Other	-	-	-	-	(179,890)	-	-	-	(594)	-	-	-	-	(9,889)
127 Notes, Loans, & Mortgages Receivable - Current	33,975	-	-	-	81,972	-	-	-	2,647	-	-	-	-	150,418
128 Fraud Recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-
128.1 Allowance for Doubtful Accounts - Fraud	-	-	-	-	-	-	-	-	-	-	-	-	-	-
129 Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-	-
120 Total Receivables, Net of Allowances for Doubtful Accounts	512,201	-	-	4,857	61,027	104,293	2,557	-	209,598	51,711	-	-	-	345,280
131 Investments - Unrestricted	1,028,985	-	-	-	75,556	-	-	-	-	-	-	-	-	-
132 Investments - Restricted	185,807	-	-	-	-	-	-	-	-	-	-	-	-	-
135 Investments - Restricted for Payment of Current Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-
142 Prepaid Expenses and Other Assets	52,743	-	-	-	68,822	-	-	-	-	-	6,653,000	-	-	-
143 Inventories	431,056	-	-	-	-	-	-	-	-	-	-	-	-	-
143.1 Allowance for Obsolete Inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-
144 Inter Program Due From	2,663,225	118,855	7,751	37,733	2,394,720	-	20,430	-	522	-	-	-	202,943	347,058
145 Assets Held for Sale	-	-	-	-	2,495,777	-	-	-	-	-	-	-	-	317,733
150 Total Current Assets	16,367,193	255,503	7,751	42,590	9,191,613	104,293	22,987	-	1,116,986	51,711	7,619,692	-	336,228	2,593,955
161 Land	2,130,777	-	-	-	165,105	-	-	-	-	-	4,901,787	-	-	-
162 Buildings	98,708,580	-	-	-	903,767	-	-	-	989,508	-	-	-	-	-
163 Furniture, Equipment & Machinery - Dwellings	2,112,952	-	-	-	-	-	-	-	-	-	-	-	-	-
164 Furniture, Equipment & Machinery - Administration	1,459,240	-	-	-	300,977	-	-	-	72,762	-	-	-	-	111,583
165 Leasehold Improvements	24,008	-	-	-	-	-	-	-	150,000	-	-	-	-	-
166 Accumulated Depreciation	(90,374,948)	-	-	-	(692,236)	-	-	-	(252,579)	-	-	-	-	(17,164)
167 Construction in Progress	2,150,362	-	-	-	630,760	-	-	-	3,066,468	-	-	-	-	764,175
168 Infrastructure	1,083,111	-	-	-	-	-	-	-	-	-	-	-	-	-
160 Total Capital Assets, Net of Accumulated Depreciation	17,294,082	-	-	-	1,308,373	-	-	-	4,026,159	-	4,901,787	-	-	858,594
171 Notes, Loans and Mortgages Receivable - Non-Current	-	-	-	-	383,460	-	-	-	78,978	-	-	-	-	4,034,725
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	-	-	-	-	-	-	-	-	-	-	-	-	-	-
173 Grants Receivable - Non Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-
174 Other Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-
176 Investments in Joint Ventures	-	-	-	-	-	-	-	-	-	-	-	-	-	-
180 Total Non-Current Assets	17,294,082	-	-	-	1,691,833	-	-	-	4,105,137	-	-	-	-	4,893,319
200 Deferred Outflow of Resources	3,085,829	-	-	-	-	-	-	-	1,491,115	86,983	-	-	-	396,374
290 Total Assets and Deferred Outflow of Resources	36,747,104	255,503	7,751	42,590	10,883,446	104,293	22,987	-	6,713,238	138,694	12,521,479	-	336,228	7,883,648
311 Bank Overdraft	12,866	-	-	-	-	-	-	-	-	-	-	-	-	-
312 Accounts Payable <= 90 Days	12,124	-	-	-	514,816	-	-	-	1,978	-	-	-	-	19
313 Accounts Payable >90 Days Past Due	295	-	-	-	-	-	-	-	-	-	-	-	-	-
321 Accrued Wage/Payroll Taxes Payable	119,690	-	-	4,857	3,280	706	-	-	4,928	1,758	1,018	-	-	6,690
322 Accrued Compensated Absences - Current Portion	18,913	-	-	2,002	-	-	-	-	8,057	82	-	-	-	1,890
324 Accrued Contingency Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-
325 Accrued Interest Payable	210	-	-	-	13	-	-	-	-	-	-	-	-	-
331 Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
332 Account Payable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	291	-
333 Accounts Payable - Other Government	-	-	-	-	-	-	-	-	-	-	-	-	-	-
341 Tenant Security Deposits	107,073	-	-	-	3,173	-	-	-	7,754	-	-	-	-	6,275
342 Unearned Revenue	-	-	-	-	2,052,510	-	-	-	11,146	-	241,158	1,300	-	57
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenu	-	-	-	-	-	-	-	-	-	-	-	-	-	-
344 Current Portion of Long-term Debt - Operating Borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-
345 Other Current Liabilities	28,252	15,431	-	-	473,554	-	-	-	-	-	-	-	1,803	-
346 Accrued Liabilities - Other	15,367	-	-	-	409,193	-	-	-	-	-	-	-	-	-
347 Inter Program - Due To	449,577	90,972	7,149	-	1,910,362	174,898	-	148,142	1,183,977	48,559	58,936	600	245,600	1,172,104
348 Loan Liability - Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-
310 Total Current Liabilities	764,367	106,403	7,149	6,859	5,366,901	175,604	-	148,142	1,217,840	50,399	301,112	1,900	247,694	1,187,035

Guam Housing & Urban Renewal Authority (GQ001)
SINAJANA, GU
Entity Wide Balance Sheet Summary
Submission Type: Audited/Single Audit   Fiscal Year End: 09/30/2025

	Project Total	14.EFA FSS Escrow Forfeiture Account	14.256 Neighborhood Stabilization Program (Recovery Act Funded)	14.896 PIH Family Self-Sufficiency Program	2 State/Local	14.267 Continuum of Care Program	8 Other Federal Program 1	9 Other Federal Program 2	14.225 Community Development Block Grants/Special Purpose Grants/Insular Area	14.191 Multifamily Housing Service Coordinators	21.027 Coronavirus State and Local Fiscal Recovery Funds	15.875 Economic, Social, and Political Development of the Territories and the	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	-	-	-	-	-	-	-	-	-	-	12,220,087	-	-	-
352 Long-term Debt, Net of Current - Operating Borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-
353 Non-current Liabilities - Other	97,587	-	-	-	-	-	-	-	-	-	-	-	-	-
354 Accrued Compensated Absences - Non Current	312,444	-	-	25,987	-	-	-	-	72,848	1,259	-	-	-	17,088
355 Loan Liability - Non Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-
356 FASB 5 Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-
357 Accrued Pension and OPEB Liabilities	9,143,745	-	-	-	-	-	-	-	4,774,417	244,810	-	-	-	1,269,150
350 Total Non-Current Liabilities	9,553,776	-	-	25,987	-	-	-	-	4,847,265	246,069	12,220,087	-	-	1,286,238
300 Total Liabilities	10,318,143	106,403	7,149	32,846	5,366,901	175,604	-	148,142	6,065,105	296,468	12,521,199	1,900	247,694	2,473,273
400 Deferred Inflow of Resources	3,862,897	-	-	-	392,314	-	-	-	1,608,982	93,329	-	-	-	427,704
508.4 Net Investment in Capital Assets	17,294,082	-	-	-	3,804,150	-	-	-	4,026,159	-	-	-	-	1,176,327
511.4 Restricted Net Position	15,192,795	149,100	602	9,744	-	-	22,987	-	-	53	280	-	88,534	5,106,824
512.4 Unrestricted Net Position	(9,920,813)	-	-	-	1,320,081	(71,311)	-	(148,142)	(4,987,008)	(251,156)	-	(1,900)	-	(1,300,480)
513 Total Equity - Net Assets / Position	22,566,064	149,100	602	9,744	5,124,231	(71,311)	22,987	(148,142)	(960,849)	(251,103)	280	(1,900)	88,534	4,982,671
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	36,747,104	255,503	7,751	42,590	10,883,446	104,293	22,987	-	6,713,238	138,694	12,521,479	-	336,228	7,883,648

Guam Housing & Urban Renewal Authority (GQ001)
SINAJANA, GU
Entity Wide Balance Sheet Summary
Submission Type: Audited/Single Audit

	14.157 Supportive Housing for the Elderly	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.231 Emergency Shelter Grants Program	14.EHV Emergency Housing Voucher	14.248 Community Development Block Grants_Section 108 Loan Guarantees	14.228 Community Development Block Grants/State's Program	14.HCC HCV CARES Act Funding	14.275 Housing Trust Fund	93.224 Community Health Centers	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	$ 193,806	$ 2,280,798	$ -	$ -	$ 365,096	$ -	$ 300	$ -	$ -	$ -	$ 214,957	$ 19,787,976	$ -	$ 19,787,976
112 Cash - Restricted - Modernization and Development	295,029	-	-	-	-	-	-	-	-	-	-	295,029	-	295,029
113 Cash - Other Restricted	-	638,128	-	-	-	-	-	-	-	-	8,908	3,153,655	-	3,153,655
114 Cash - Tenant Security Deposits	16,852	-	-	-	-	-	-	-	-	-	-	16,852	-	16,852
115 Cash - Restricted for Payment of Current Liabilities	-	567,654	-	-	-	-	-	-	-	-	129,896	774,174	-	774,174
100 Total Cash	505,687	3,486,580	-	-	365,096	-	300	-	-	-	353,761	24,027,686	-	24,027,686
121 Accounts Receivable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-
122 Accounts Receivable - HUD Other Projects	-	279,104	2,510	10,349	-	-	252,150	-	-	-	20,740	1,167,931	-	1,167,931
124 Accounts Receivable - Other Government	-	-	-	-	-	-	-	-	-	-	-	9,774	-	9,774
125 Accounts Receivable - Miscellaneous	96	128,465	6,445	-	6,921	-	390,711	-	-	-	21,177	709,241	-	709,241
126 Accounts Receivable - Tenants	-	-	-	-	178,137	-	-	-	-	-	-	1,066,361	-	1,066,361
126.1 Allowance for Doubtful Accounts -Tenants	(450)	-	-	-	(178,137)	-	-	-	-	-	-	(622,204)	-	(622,204)
126.2 Allowance for Doubtful Accounts - Other	-	(409,709)	-	-	-	-	-	-	-	-	-	(600,082)	-	(600,082)
127 Notes, Loans, & Mortgages Receivable - Current	1,310	-	-	-	-	495,000	-	-	-	-	-	765,322	-	765,322
128 Fraud Recovery	-	311,980	-	-	5,059	-	-	-	-	-	-	317,039	-	317,039
128.1 Allowance for Doubtful Accounts - Fraud	-	-	-	-	-	-	-	-	-	-	-	-	-	-
129 Accrued Interest Receivable	-	-	-	-	-	79,766	-	-	-	-	-	79,766	-	79,766
120 Total Receivables, Net of Allowances for Doubtful Accounts	956	309,840	8,955	10,349	11,980	574,766	642,861	-	-	-	41,917	2,893,148	-	2,893,148
131 Investments - Unrestricted	-	-	-	-	-	-	-	-	-	-	-	1,104,541	-	1,104,541
132 Investments - Restricted	-	-	-	-	-	-	-	-	-	-	-	185,807	-	185,807
135 Investments - Restricted for Payment of Current Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-
142 Prepaid Expenses and Other Assets	-	-	-	-	-	-	-	-	-	-	-	6,774,565	-	6,774,565
143 Inventories	26,530	-	-	-	-	-	-	-	-	-	-	457,586	-	457,586
143.1 Allowance for Obsolete Inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-
144 Inter Program Due From	-	39,951	1,094	19,687	34,616	17,951	-	-	-	-	616,406	6,522,942	(6,471,304)	51,638
145 Assets Held for Sale	-	-	-	-	-	-	-	-	-	-	-	2,813,510	-	2,813,510
150 Total Current Assets	533,173	3,836,371	10,049	30,036	411,692	592,717	643,161	-	-	-	1,012,084	44,779,785	(6,471,304)	38,308,481
161 Land	1,380,000	-	-	-	-	-	-	-	-	-	-	8,577,669	-	8,577,669
162 Buildings	3,551,440	221,771	-	-	-	-	-	295,000	-	-	4,880	104,674,946	-	104,674,946
163 Furniture, Equipment & Machinery - Dwellings	-	-	-	-	-	-	-	-	-	-	-	2,112,952	-	2,112,952
164 Furniture, Equipment & Machinery - Administration	226,669	830,053	-	-	-	-	-	5,009	-	-	448,434	3,454,727	-	3,454,727
165 Leasehold Improvements	-	159,055	-	-	-	-	281,475	-	-	-	-	614,538	-	614,538
166 Accumulated Depreciation	(2,930,958)	(911,778)	-	-	-	-	(1,947)	-	-	-	(268,398)	(95,450,008)	-	(95,450,008)
167 Construction in Progress	-	-	-	-	-	-	-	-	38,867	-	-	6,650,632	-	6,650,632
168 Infrastructure	-	-	-	-	-	-	-	-	-	-	-	1,083,111	-	1,083,111
160 Total Capital Assets, Net of Accumulated Depreciation	2,227,151	299,101	-	-	-	-	279,528	300,009	38,867	-	184,916	31,718,567	-	31,718,567
171 Notes, Loans and Mortgages Receivable - Non-Current	-	-	-	-	-	9,923,000	-	-	-	-	-	14,420,163	-	14,420,163
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	-	-	-	-	-	-	-	-	-	-	-	-	-	-
173 Grants Receivable - Non Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-
174 Other Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-
176 Investments in Joint Ventures	-	-	-	-	-	-	-	-	-	-	-	-	-	-
180 Total Non-Current Assets	2,227,151	299,101	-	-	-	9,923,000	279,528	300,009	38,867	-	184,916	41,236,943	-	41,236,943
200 Deferred Outflow of Resources	162,857	2,488,916	29,470	-	1,877	-	-	-	-	-	2,043,411	9,786,832	-	9,786,832
290 Total Assets and Deferred Outflow of Resources	2,923,181	6,624,388	39,519	30,036	413,569	10,515,717	922,689	300,009	38,867	-	3,240,411	100,705,347	(6,471,304)	94,234,043
311 Bank Overdraft	-	-	-	-	-	-	-	-	-	-	85,766	98,632	-	98,632
312 Accounts Payable <= 90 Days	47,433	-	-	-	-	-	-	-	-	-	9,295	585,665	-	585,665
313 Accounts Payable >90 Days Past Due	-	-	-	-	-	-	-	-	-	-	-	295	-	295
321 Accrued Wage/Payroll Taxes Payable	4,893	58,297	1,915	-	-	-	74,419	-	-	-	42,948	325,399	-	325,399
322 Accrued Compensated Absences - Current Portion	1,041	9,071	92	-	-	-	3,468	-	-	-	14,575	59,191	-	59,191
324 Accrued Contingency Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-
325 Accrued Interest Payable	-	-	-	-	-	79,766	-	-	-	-	-	79,989	-	79,989
331 Accounts Payable - HUD PHA Programs	-	16,755	-	-	-	-	-	-	-	-	-	16,755	-	16,755
332 Account Payable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	291	-	291
333 Accounts Payable - Other Government	-	-	-	-	-	-	-	-	-	-	-	-	-	-
341 Tenant Security Deposits	14,472	-	-	-	-	-	-	-	-	-	-	138,747	-	138,747
342 Unearned Revenue	-	-	322	-	-	-	-	-	-	-	131,713	2,438,206	-	2,438,206
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenu	107,000	-	-	-	-	495,000	-	-	-	-	-	602,000	-	602,000
344 Current Portion of Long-term Debt - Operating Borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-
345 Other Current Liabilities	-	246,342	-	-	123,222	-	-	-	-	-	-	888,604	-	888,604
346 Accrued Liabilities - Other	-	-	-	-	-	-	-	-	-	-	-	424,560	-	424,560
347 Inter Program - Due To	185,431	646,754	-	-	3,770	13,200	177,730	103,104	11,949	295	474	6,633,583	(6,471,304)	162,279
348 Loan Liability - Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-
310 Total Current Liabilities	360,270	977,219	2,329	-	126,992	587,966	255,617	103,104	11,949	295	284,771	12,291,917	(6,471,304)	5,820,613

Guam Housing & Urban Renewal Authority (GQ001)
SINAJANA, GU
Entity Wide Balance Sheet Summary
Submission Type: Audited/Single Audit

	14.157 Supportive Housing for the Elderly	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.231 Emergency Shelter Grants Program	14.EHV Emergency Housing Voucher	14.248 Community Development Block Grants_Section 108 Loan Guarantees	14.228 Community Development Block Grants/State's Program	14.HCC HCV CARES Act Funding	14.275 Housing Trust Fund	93.224 Community Health Centers	COCC	Subtotal	ELIM	Total
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	265,634	-	-	-	-	9,923,000	-	-	-	-	-	22,408,721	-	22,408,721
352 Long-term Debt, Net of Current - Operating Borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-
353 Non-current Liabilities - Other	-	-	-	-	-	-	-	-	-	-	-	97,587	-	97,587
354 Accrued Compensated Absences - Non Current	31,384	167,163	1,425	-	-	-	54,612	-	-	-	169,125	853,335	-	853,335
355 Loan Liability - Non Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-
356 FASB 5 Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-
357 Accrued Pension and OPEB Liabilities	482,384	8,612,806	88,561	-	4,445	-	-	-	-	-	6,914,334	31,534,652	-	31,534,652
350 Total Non-Current Liabilities	779,402	8,779,969	89,986	-	4,445	9,923,000	54,612	-	-	-	7,083,459	54,894,295	-	54,894,295
300 Total Liabilities	1,139,672	9,757,188	92,315	-	131,437	10,510,966	310,229	103,104	11,949	295	7,368,230	67,186,212	(6,471,304)	60,714,908
400 Deferred Inflow of Resources	196,341	2,412,733	51,308	-	1,554	-	445,681	-	-	-	2,257,961	11,750,804	-	11,750,804
508.4 Net Investment in Capital Assets	1,854,517	299,101	-	-	-	-	279,528	300,009	38,867	-	184,916	29,257,656	-	29,257,656
511.4 Restricted Net Position	248,519	2,691,989	-	30,036	281,197	4,751	-	-	-	-	558,188	24,385,599	-	24,385,599
512.4 Unrestricted Net Position	(515,868)	(8,536,623)	(104,104)	-	(619)	-	(112,749)	(103,104)	(11,949)	(295)	(7,128,884)	(31,874,924)	-	(31,874,924)
513 Total Equity - Net Assets / Position	1,587,168	(5,545,533)	(104,104)	30,036	280,578	4,751	166,779	196,905	26,918	(295)	(6,385,780)	21,768,331	-	21,768,331
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	2,923,181	6,624,388	39,519	30,036	413,569	10,515,717	922,689	300,009	38,867	-	3,240,411	100,705,347	(6,471,304)	94,234,043

Guam Housing & Urban Renewal Authority (GQ001)
SINAJANA, GU
Entity Wide Revenue and Expense Summary
Submission Type: Audited/Single Audit Fiscal Year End: 09/30/2025

	Project Total	14.EFA FSS Escrow Forfeiture Account	14.256 Neighborhood Stabilization Program (Recovery Act Funded)	14.896 PIH Family Self-Sufficiency Program	2 State/Local	14.267 Continuum of Care Program	8 Other Federal Program 1	9 Other Federal Program 2	14.225 Community Development Block Grants/Special Purpose Grants/Insular Area	14.191 Multifamily Housing Service Coordinators	21.027 Coronavirus State and Local Fiscal Recovery Funds	15.875 Economic, Social, and Political Development of the Territories and the	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	14.157 Supportive Housing for the Elderly
70300 Net Tenant Rental Revenue	1,786,339	-	-	-	-	-	-	-	-	-	-	-	-	-	153,281
70400 Tenant Revenue - Other	230,634	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70500 Total Tenant Revenue	2,016,973	-	-	-	-	-	-	-	-	-	-	-	-	-	153,281
70600 HUD PHA Operating Grants	5,743,991	-	-	183,780	-	1,111,363	406,381	-	3,737,465	70,936	-	-	540,523	625,325	711,506
70610 Capital Grants	3,770,585	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70710 Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70720 Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70730 Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70740 Front Line Service Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70750 Other Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70700 Total Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70800 Other Government Grants	-	-	-	-	-	-	-	-	-	-	247,067	-	-	-	-
71100 Investment Income - Unrestricted	4,064	-	-	-	8,875	-	-	-	-	-	245	-	-	-	-
71200 Mortgage Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-	113,902	-
71300 Proceeds from Disposition of Assets Held for Sale	-	-	-	-	5,000	-	-	-	-	-	-	-	-	6,411	-
71310 Cost of Sale of Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71400 Fraud Recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71500 Other Revenue	20,879	121,821	-	-	2,567,374	-	-	-	82,712	-	36	-	-	367,042	3,111
71600 Gain or Loss on Sale of Capital Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
72000 Investment Income - Restricted	-	39	-	-	-	-	-	-	-	-	-	-	-	-	-
70000 Total Revenue	11,556,492	121,860	-	183,780	2,581,249	1,111,363	406,381	-	3,820,177	70,936	247,348	-	540,523	1,112,680	867,898
91100 Administrative Salaries	1,283,193	-	-	-	262,273	135,589	30,441	11,460	520,231	-	95,673	-	-	198,020	90,747
91200 Auditing Fees	36,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91300 Management Fee	682,473	-	-	-	-	-	-	-	-	-	-	-	9,090	-	45,084
91310 Book-keeping Fee	64,111	-	-	-	-	-	-	-	-	-	-	-	2,430	-	6,897
91400 Advertising and Marketing	22,465	-	-	-	16,496	-	-	-	15,101	-	9,374	-	-	4,719	3,886
91500 Employee Benefit contributions - Administrative	634,586	-	-	-	116,128	54,282	12,308	4,646	292,765	4,049	39,721	-	-	106,288	41,638
91600 Office Expenses	244,651	-	-	-	4,194	-	-	-	1,343	897	259	-	-	505	26,979
91700 Legal Expense	104	-	-	-	35,991	-	-	-	-	-	-	-	-	-	26
91800 Travel	11,824	-	-	-	12,031	13,171	-	-	(6,407)	1,314	2,176	-	-	-	-
91810 Allocated Overhead	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91900 Other	97,079	-	-	-	110,067	849,544	386,913	5,401	3,077,469	(18)	53,313	-	491	785,351	20,518
91000 Total Operating - Administrative	3,076,786	-	-	-	557,180	1,052,586	429,662	21,507	3,900,502	6,242	200,516	-	12,011	1,094,883	235,775
92000 Asset Management Fee	90,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92100 Tenant Services - Salaries	655,857	-	-	124,501	-	-	-	-	-	43,693	-	-	-	-	-
92200 Relocation Costs	5,916	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92300 Employee Benefit Contributions - Tenant Services	339,019	-	-	55,234	-	-	-	-	-	21,805	-	-	-	-	-
92400 Tenant Services - Other	13,499	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92500 Total Tenant Services	1,014,291	-	-	179,735	-	-	-	-	-	65,498	-	-	-	-	-
93100 Water	170,712	-	-	-	-	-	-	-	759	-	-	-	-	22,411	54,048
93200 Electricity	140,846	-	-	-	-	-	-	-	13,753	-	-	-	-	14,497	159,463
93300 Gas	-	-	-	-	-	57	-	-	3,223	-	-	-	-	486	-
93400 Fuel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93500 Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93600 Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93700 Employee Benefit Contributions - Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93800 Other Utilities Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93000 Total Utilities	311,558	-	-	-	-	57	-	-	17,735	-	-	-	-	37,394	213,511
94100 Ordinary Maintenance and Operations - Labor	1,383,489	-	-	-	6,452	-	-	-	531	-	-	-	-	-	54,184
94200 Ordinary Maintenance and Operations - Materials and Other	385,115	-	-	-	3,571	-	-	-	-	-	-	-	-	-	9,454
94300 Ordinary Maintenance and Operations Contracts	237,628	-	-	-	51,284	-	-	-	11,676	-	-	-	-	1,798	44,297
94500 Employee Benefit Contributions - Ordinary Maintenance	708,403	-	-	-	-	-	-	-	-	-	-	-	-	-	30,435
94000 Total Maintenance	2,714,635	-	-	-	61,307	-	-	-	12,207	-	-	-	-	1,798	138,370
95100 Protective Services - Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95200 Protective Services - Other Contract Costs	10,996	-	-	-	-	-	-	-	-	-	-	-	-	-	10,117
95300 Protective Services - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95500 Employee Benefit Contributions - Protective Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95000 Total Protective Services	10,996	-	-	-	-	-	-	-	-	-	-	-	-	-	10,117
96110 Property Insurance	100	-	-	-	-	-	-	-	(1,313)	-	-	-	-	(350)	4
96120 Liability Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96130 Workmen's Compensation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96140 All Other Insurance	11,672	-	-	-	-	-	-	-	1,644	-	-	-	-	438	-
96100 Total insurance Premiums	11,772	-	-	-	-	-	-	-	331	-	-	-	-	88	4
96200 Other General Expenses	263,462	-	-	-	488,453	536	-	-	29,335	-	44,768	-	-	11,198	10,695
96210 Compensated Absences	29,505	-	-	536	-	-	-	-	(14,239)	503	-	-	-	(3,340)	(1,666)

Guam Housing & Urban Renewal Authority (GQ001)
SINAJANA, GU
Entity Wide Revenue and Expense Summary
Submission Type: Audited/Single Audit   Fiscal Year End: 09/30/2025

	Project Total	14.EFA FSS Escrow Forfeiture Account	14.256 Neighborhood Stabilization Program (Recovery Act Funded)	14.896 PIH Family Self-Sufficiency Program	2 State/Local	14.267 Continuum of Care Program	8 Other Federal Program 1	9 Other Federal Program 2	14.225 Community Development Block Grants/Special Purpose Grants/Insular Area	14.191 Multifamily Housing Service Coordinators	21.027 Coronavirus State and Local Fiscal Recovery Funds	15.875 Economic, Social, and Political Development of the Territories and the	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	14.157 Supportive Housing for the Elderly
96300 Payments in Lieu of Taxes	98,380	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96400 Bad debt - Tenant Rents	179,865	-	-	-	-	-	-	-	144	-	-	-	-	-	395
96500 Bad debt - Mortgages	-	-	-	-	-	-	-	-	-	-	-	-	-	1,511	-
96600 Bad debt - Other	-	-	-	-	6,425	-	-	-	-	-	-	-	-	-	-
96800 Severance Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96000 Total Other General Expenses	571,212	-	-	536	494,878	536	-	-	15,240	503	44,768	-	-	9,369	9,424
96710 Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96720 Interest on Notes Payable (Short and Long Term)	308	-	-	-	-	-	-	-	-	-	-	-	-	-	25,740
96730 Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96700 Total Interest Expense and Amortization Cost	308	-	-	-	-	-	-	-	-	-	-	-	-	-	25,740
96900 Total Operating Expenses	7,801,558	-	-	180,271	1,113,365	1,053,179	429,662	21,507	3,946,015	72,243	245,284	-	12,011	1,143,532	632,941
97000 Excess of Operating Revenue over Operating Expenses	3,754,934	121,860	-	3,509	1,467,884	58,184	(23,281)	(21,507)	(125,838)	(1,307)	2,064	-	528,512	(30,852)	234,957
97100 Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97200 Casualty Losses - Non-capitalized	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97300 Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-	467,675	-	-
97350 HAP Portability-In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97400 Depreciation Expense	1,576,976	-	-	-	10,258	-	-	-	37,787	-	-	-	-	(4,048)	100,905
97500 Fraud Losses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97600 Capital Outlays - Governmental Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97700 Debt Principal Payment - Governmental Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97800 Dwelling Units Rent Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
90000 Total Expenses	9,378,534	-	-	180,271	1,123,623	1,053,179	429,662	21,507	3,983,802	72,243	245,284	-	479,686	1,139,484	733,846
10010 Operating Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10020 Operating transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10030 Operating Transfers from/to Primary Government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10040 Operating Transfers from/to Component Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10050 Proceeds from Notes, Loans and Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10060 Proceeds from Property Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10070 Extraordinary Items, Net Gain/Loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10080 Special Items (Net Gain/Loss)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10091 Inter Project Excess Cash Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10092 Inter Project Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10093 Transfers between Program and Project - In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10094 Transfers between Project and Program - Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10100 Total Other financing Sources (Uses)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	2,177,958	121,860	-	3,509	1,457,626	58,184	(23,281)	(21,507)	(163,625)	(1,307)	2,064	-	60,837	(26,804)	134,052
11020 Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11030 Beginning Equity	20,985,377	27,240	602	67,860	3,674,047	(130,494)	46,268	(126,635)	(527,359)	225,606	(1,784)	(1,900)	366,519	5,082,677	1,482,755
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	(597,271)	-	-	(61,625)	(7,442)	999	-	-	(269,865)	(475,402)	-	-	(338,822)	(73,202)	(29,639)
11050 Changes in Compensated Absence Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11060 Changes in Contingent Liability Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11070 Changes in Unrecognized Pension Transition Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11080 Changes in Special Term/Severance Benefits Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11100 Changes in Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170 Administrative Fee Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180 Housing Assistance Payments Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11190 Unit Months Available	8,737	-	-	-	-	-	-	-	-	-	-	-	450	-	633
11210 Number of Unit Months Leased	8,285	-	-	-	-	-	-	-	-	-	-	-	406	-	623
11270 Excess Cash	13,171,932	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11610 Land Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11620 Building Purchases	1,181,960	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11630 Furniture & Equipment - Dwelling Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11640 Furniture & Equipment - Administrative Purchases	410,286	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11650 Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11660 Infrastructure Purchases	55,700	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13510 CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13901 Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Guam Housing & Urban Renewal Authority (GQ001)
SINAJANA, GU
Entity Wide Revenue and Expense Summary
Submission Type: Audited/Single Audit

	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.231 Emergency Shelter Grants Program	14.EHV Emergency Housing Voucher	14.248 Community Development Block Grants_Section 108 Loan Guarantees	14.228 Community Development Block Grants/State's Program	14.HCC HCV CARES Act Funding	14.275 Housing Trust Fund	93.224 Community Health Centers	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	-	-	-	-	-	-	-	-	-	-	1,939,620	-	1,939,620
70400 Tenant Revenue - Other	-	-	-	-	-	-	-	-	-	-	230,634	-	230,634
70500 Total Tenant Revenue	-	-	-	-	-	-	-	-	-	-	2,170,254	-	2,170,254
70600 HUD PHA Operating Grants	51,883,020	81,118	212,925	1,601,257	-	1,365,009	-	26,918	-	591,011	68,892,528	-	68,892,528
70610 Capital Grants	-	-	-	-	-	-	-	-	-	-	3,770,585	-	3,770,585
70710 Management Fee	-	-	-	-	-	-	-	-	-	1,501,230	1,501,230	(1,501,230)	-
70720 Asset Management Fee	-	-	-	-	-	-	-	-	-	90,000	90,000	(90,000)	-
70730 Book Keeping Fee	-	-	-	-	-	-	-	-	-	308,532	308,532	(308,534)	(2)
70740 Front Line Service Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
70750 Other Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
70700 Total Fee Revenue	-	-	-	-	-	-	-	-	-	1,899,762	1,899,762	(1,899,764)	(2)
70800 Other Government Grants	-	-	-	-	-	-	-	-	-	-	247,067	-	247,067
71100 Investment Income - Unrestricted	-	-	-	-	-	-	-	-	-	1,927	15,111	-	15,111
71200 Mortgage Interest Income	-	-	-	-	895,827	-	-	-	-	-	1,009,729	-	1,009,729
71300 Proceeds from Disposition of Assets Held for Sale	-	-	-	-	-	-	-	-	-	-	11,411	-	11,411
71310 Cost of Sale of Assets	-	-	-	-	-	-	-	-	-	-	-	-	-
71400 Fraud Recovery	207,442	-	-	6,847	-	-	-	-	-	-	214,289	-	214,289
71500 Other Revenue	7,301	-	-	292	-	-	-	-	-	-	3,170,568	-	3,170,568
71600 Gain or Loss on Sale of Capital Assets	-	-	-	-	-	-	-	-	-	-	-	-	-
72000 Investment Income - Restricted	-	-	-	-	-	-	-	-	-	-	39	-	39
70000 Total Revenue	52,097,763	81,118	212,925	1,608,396	895,827	1,365,009	-	26,918	-	2,492,700	81,401,343	(1,899,764)	79,501,579
91100 Administrative Salaries	1,490,317	-	27,683	2,100	-	547,530	-	(3,437)	-	1,540,893	6,232,713	-	6,232,713
91200 Auditing Fees	-	-	-	-	-	-	-	-	-	(3,000)	33,300	-	33,300
91300 Management Fee	738,693	-	-	25,890	-	-	-	-	-	-	1,501,230	(1,501,230)	-
91310 Book-keeping Fee	228,983	-	-	6,113	-	-	-	-	-	-	308,534	(308,534)	-
91400 Advertising and Marketing	11,248	-	1,245	-	-	23,604	-	-	-	(164)	107,974	-	107,974
91500 Employee Benefit contributions - Administrative	776,018	3,580	10,425	92	-	290,828	-	(1,528)	-	740,065	3,125,891	-	3,125,891
91600 Office Expenses	180,509	929	-	-	-	9,014	-	-	-	39,489	508,769	-	508,769
91700 Legal Expense	29	-	-	-	-	-	-	-	-	26	36,176	-	36,176
91800 Travel	816	-	-	-	-	12,790	-	-	-	8,636	56,351	-	56,351
91810 Allocated Overhead	-	-	-	-	-	-	-	-	-	-	-	-	-
91900 Other	56,924	6,165	166,031	5,635	-	253,437	-	-	-	1,778,519	7,652,839	-	7,652,839
91000 Total Operating - Administrative	3,483,537	10,674	205,384	39,830	-	1,137,203	-	(4,965)	-	4,104,464	19,563,777	(1,809,764)	17,754,013
92000 Asset Management Fee	-	-	-	-	-	-	-	-	-	-	90,000	(90,000)	-
92100 Tenant Services - Salaries	-	45,931	-	-	-	-	-	-	-	-	869,982	-	869,982
92200 Relocation Costs	-	-	-	-	-	-	-	-	-	-	5,916	-	5,916
92300 Employee Benefit Contributions - Tenant Services	-	26,265	-	-	-	-	-	-	-	-	442,323	-	442,323
92400 Tenant Services - Other	-	-	-	-	-	-	-	-	-	-	13,499	-	13,499
92500 Total Tenant Services	-	72,196	-	-	-	-	-	-	-	-	1,331,720	-	1,331,720
93100 Water	2,126	-	-	-	-	-	-	-	-	2,301	252,357	-	252,357
93200 Electricity	38,587	-	-	1,029	-	1,000	-	-	-	41,869	411,044	-	411,044
93300 Gas	-	-	-	-	-	-	-	-	-	-	3,766	-	3,766
93400 Fuel	-	-	-	-	-	-	-	-	-	-	-	-	-
93500 Labor	-	-	-	-	-	-	-	-	-	-	-	-	-
93600 Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-
93700 Employee Benefit Contributions - Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-
93800 Other Utilities Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
93000 Total Utilities	40,713	-	-	1,029	-	1,000	-	-	-	44,170	667,167	-	667,167
94100 Ordinary Maintenance and Operations - Labor	-	-	-	-	-	-	-	-	-	-	1,444,656	-	1,444,656
94200 Ordinary Maintenance and Operations - Materials and Other	-	-	-	-	-	-	-	-	-	-	398,140	-	398,140
94300 Ordinary Maintenance and Operations Contracts	22,854	-	-	-	-	-	-	-	-	22,783	392,320	-	392,320
94500 Employee Benefit Contributions - Ordinary Maintenance	-	-	-	-	-	-	-	-	-	-	738,838	-	738,838
94000 Total Maintenance	22,854	-	-	-	-	-	-	-	-	22,783	2,973,954	-	2,973,954
95100 Protective Services - Labor	-	-	-	-	-	-	-	-	-	-	-	-	-
95200 Protective Services - Other Contract Costs	-	-	-	-	-	-	-	-	-	-	21,113	-	21,113
95300 Protective Services - Other	-	-	-	-	-	-	-	-	-	-	-	-	-
95500 Employee Benefit Contributions - Protective Services	-	-	-	-	-	-	-	-	-	-	-	-	-
95000 Total Protective Services	-	-	-	-	-	-	-	-	-	-	21,113	-	21,113
96110 Property Insurance	-	-	-	-	-	-	-	-	-	6,514	4,955	-	4,955
96120 Liability Insurance	-	-	-	-	-	-	-	-	-	(202)	(202)	-	(202)
96130 Workmen's Compensation	-	-	-	-	-	-	-	-	-	-	-	-	-
96140 All Other Insurance	4,231	-	-	-	-	-	-	-	-	413	18,398	-	18,398
96100 Total insurance Premiums	4,231	-	-	-	-	-	-	-	-	6,725	23,151	-	23,151
96200 Other General Expenses	115,032	-	-	1,653	-	-	-	-	-	6,871	972,003	-	972,003
96210 Compensated Absences	(447)	440	-	-	-	58,080	-	-	-	2,061	71,433	-	71,433

Guam Housing & Urban Renewal Authority (GQ001)
SINAJANA, GU
Entity Wide Revenue and Expense Summary
Submission Type: Audited/Single Audit

	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.231 Emergency Shelter Grants Program	14.EHV Emergency Housing Voucher	14.248 Community Development Block Grants_Section 108 Loan Guarantees	14.228 Community Development Block Grants/State's Program	14.HCC HCV CARES Act Funding	14.275 Housing Trust Fund	93.224 Community Health Centers	COCC	Subtotal	ELIM	Total
96300 Payments in Lieu of Taxes	-	-	-	-	-	-	-	-	-	-	98,380	-	98,380
96400 Bad debt - Tenant Rents	-	-	-	-	-	-	-	-	-	-	180,404	-	180,404
96500 Bad debt - Mortgages	-	-	-	-	-	-	-	-	-	-	1,511	-	1,511
96600 Bad debt - Other	-	-	-	-	-	-	-	-	-	-	6,425	-	6,425
96800 Severance Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
96000 Total Other General Expenses	114,585	440	-	1,653	-	58,080	-	-	-	8,932	1,330,156	-	1,330,156
96710 Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-	-
96720 Interest on Notes Payable (Short and Long Term)	180	-	-	-	895,827	-	-	-	-	-	922,055	-	922,055
96730 Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-	-
96700 Total Interest Expense and Amortization Cost	180	-	-	-	895,827	-	-	-	-	-	922,055	-	922,055
96900 Total Operating Expenses	3,666,100	83,310	205,384	42,512	895,827	1,196,283	-	(4,965)	-	4,187,074	26,923,093	(1,899,764)	25,023,329
97000 Excess of Operating Revenue over Operating Expenses	48,431,663	(2,192)	7,541	1,565,884	-	168,726	-	31,883	-	(1,694,374)	54,478,250	-	54,478,250
97100 Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
97200 Casualty Losses - Non-capitalized	-	-	-	-	-	-	-	-	-	-	-	-	-
97300 Housing Assistance Payments	48,338,031	-	-	1,507,378	-	-	-	-	-	-	50,313,084	-	50,313,084
97350 HAP Portability-In	(198)	-	-	-	-	-	-	-	-	-	(198)	-	(198)
97400 Depreciation Expense	74,734	-	-	-	-	1,947	-	-	-	15,209	1,813,768	-	1,813,768
97500 Fraud Losses	-	-	-	-	-	-	-	-	-	-	-	-	-
97600 Capital Outlays - Governmental Funds	-	-	-	-	-	-	-	-	-	-	-	-	-
97700 Debt Principal Payment - Governmental Funds	-	-	-	-	-	-	-	-	-	-	-	-	-
97800 Dwelling Units Rent Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
90000 Total Expenses	52,078,667	83,310	205,384	1,549,890	895,827	1,198,230	-	(4,965)	-	4,202,283	79,049,747	(1,899,764)	77,149,983
10010 Operating Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-
10020 Operating transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-
10030 Operating Transfers from/to Primary Government	-	-	-	-	-	-	-	-	-	-	-	-	-
10040 Operating Transfers from/to Component Unit	-	-	-	-	-	-	-	-	-	-	-	-	-
10050 Proceeds from Notes, Loans and Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-
10060 Proceeds from Property Sales	-	-	-	-	-	-	-	-	-	-	-	-	-
10070 Extraordinary Items, Net Gain/Loss	-	-	-	-	-	-	-	-	-	-	-	-	-
10080 Special Items (Net Gain/Loss)	-	-	-	-	-	-	-	-	-	-	-	-	-
10091 Inter Project Excess Cash Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-
10092 Inter Project Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-
10093 Transfers between Program and Project - In	-	-	-	-	-	-	-	-	-	-	-	-	-
10094 Transfers between Project and Program - Out	-	-	-	-	-	-	-	-	-	-	-	-	-
10100 Total Other financing Sources (Uses)	-	-	-	-	-	-	-	-	-	-	-	-	-
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	19,096	(2,192)	7,541	58,506	-	166,779	-	31,883	-	(1,709,583)	2,351,596	-	2,351,596
11020 Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-	-	-	-	-
11030 Beginning Equity	(5,266,299)	(88,554)	59,268	221,862	(92,545)	-	196,905	-	(295)	(4,672,150)	21,528,971	-	21,528,971
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	(298,330)	(13,358)	(36,773)	210	97,296	-	-	(4,965)	-	(4,047)	(2,112,236)	-	(2,112,236)
11050 Changes in Compensated Absence Balance	-	-	-	-	-	-	-	-	-	-	-	-	-
11060 Changes in Contingent Liability Balance	-	-	-	-	-	-	-	-	-	-	-	-	-
11070 Changes in Unrecognized Pension Transition Liability	-	-	-	-	-	-	-	-	-	-	-	-	-
11080 Changes in Special Term/Severance Benefits Liability	-	-	-	-	-	-	-	-	-	-	-	-	-
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents	-	-	-	-	-	-	-	-	-	-	-	-	-
11100 Changes in Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-	-	-	-	-	-
11170 Administrative Fee Equity	1,621,226	-	-	-	-	-	-	-	-	-	1,621,226	-	1,621,226
11180 Housing Assistance Payments Equity	(7,166,759)	-	-	-	-	-	-	-	-	-	(7,166,759)	-	(7,166,759)
11190 Unit Months Available	39,015	-	-	1,305	-	-	-	-	-	-	50,140	-	50,140
11210 Number of Unit Months Leased	38,047	-	-	1,132	-	-	-	-	-	-	48,493	-	48,493
11270 Excess Cash	-	-	-	-	-	-	-	-	-	-	13,171,932	-	13,171,932
11610 Land Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-
11620 Building Purchases	-	-	-	-	-	-	-	-	-	-	1,181,960	-	1,181,960
11630 Furniture & Equipment - Dwelling Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-
11640 Furniture & Equipment - Administrative Purchases	-	-	-	-	-	-	-	-	-	144,826	555,112	-	555,112
11650 Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-
11660 Infrastructure Purchases	-	-	-	-	-	-	-	-	-	-	55,700	-	55,700
13510 CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-	-	-	-	-
13901 Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-	-	-	-	-