



**ANNUAL STATEMENT
OF
TRUST FUND**

CITYPLANS, INCORPORATED

*3/F Floor Cityland Condo 10
Tower 2 H.V. Dela Costa St.,
Salcedo Village, Makati City*

Submitted to the
INSURANCE COMMISSION
Manila, Philippines

For the Year Ended
DECEMBER 31, 2022

PRE-NEED

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2022 of

CITYPLANS, INCORPORATED

PENSION PLAN

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Date of Filing: April 28, 2023		
Company Representative: MR. RUDY GO, Chief Financial Officer		
Contact Number: 8893-6060 local 231		
IC Representative/Examiner: _____		
Date Received: _____		

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2022 of
CITYPLANS, INCORPORATED**

PENSION PLAN

License Number: PN-2023-10-R	Date of Issue: January 1, 2023			
SEC Registration Number: 156675	Date of Issue: October 27, 1988			
Date of Incorporation: October 27, 1988	Commenced Business on: September 17, 1990			
Tax Identification Number: 000-527-090-000				
Home Office Address: 3/F Cityland Condo.10 Tower 2, 154 H.V. Dela Costa St., Salcedo Village, Makati City				
Telephone Number: 8819-1111 / 8893-6060 loc. 327	FAX Number: 8892-8656 / 8813-1832			
Email Address: cityplans_inc@yahoo.com	Website: www.cityplansinc.com			
MEMBERS OF THE BOARD, OFFICERS AND EMPLOYEES				
Position	Name	Nationality	Terms of Office	
			From	To
Chairman	Josef C. Gohoc	Filipino	2022	Present
Vice-Chairman	None			
Members	Jefferson C. Roxas	Filipino	2022	Present
	Joel C. Gohoc	Filipino	2022	Present
	Emma A. Choa	Filipino	2022	Present
Independent Directors:				
	Mr. Wilfred S. Tiu	Filipino	2010	Present
	Ms. Ma. Victoria S. De Guzman	Filipino	2022	Present
President	Mr. Jefferson C. Roxas	Filipino	2022	Present
Vice-President	Mr. Joel C. Gohoc	Filipino	2022	Present
Secretary	Mrs. Jocelyn C. De Asis	Filipino	2013	Present
Treasurer	Mr. Joel C. Gohoc	Filipino	2022	Present
General Manager	None			
Actuary	Actuarial Advisers Inc.	Filipino	2015	Present
Department Heads:				
Underwriting)			
Sales)			
Investments	Mrs. Therese Raimunda A. Anos	Filipino	2022	Present
Administration)			
Claims)			
Chief Accountant	Mr. Rudy Go	Filipino	2015	Present
Internal Auditor	Mrs. Dorothy Uy So	Filipino	1988	Present
External Auditor	SGV & Co.	Filipino	1988	Present
Compliance Officers:				
	Mr. Rudy Go	Filipino	2015	Present
Trustees:				
	Philippine National Bank	Pension	1271P-031265-045418	
	Union Bank of the Philippines	Pension	PH 1C021 026	
Number of Salaried Officers	None	Number of Salaried Employees		1
Number of Branches	None	Number of Sales Counselors		0
Branch Office Address:		Name of Manager:		
	N/A		N/A	

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2022 of
CITYPLANS, INCORPORATED**

PENSION PLAN

EXHIBIT 1 - BALANCE SHEET

ASSETS	Current Year	% to Total Equity	Previous Year	% to Total Equity
1 Government Securities (Schedule 1)	19,250,763.23	56.8902%	23,007,723.46	55.1541%
2 Cash in Savings/Time Deposits (Schedule 2)	5,607,572.32	16.5716%	9,514,419.81	22.8079%
3 Mutual Funds/UITF (Schedule 3)	2,519,738.55	7.4464%	2,489,634.09	5.9681%
4 Short Term Investments (Schedule 4)	-	0.0000%	-	0.0000%
5 Corporate Bonds (Schedule 5)	-	0.0000%	-	0.0000%
6 Mortgage Loans (Schedule 6)	-	0.0000%	-	0.0000%
7 Planholders' Loans (Schedule 7)	-	0.0000%	-	0.0000%
8 Stocks (Schedule 8)	631,622.76	1.8666%	705,931.32	1.6923%
9 Real Estate (Schedule 9)	4,121,602.61	12.1802%	4,121,602.61	9.8803%
10 Other Investments (Schedule 10)	-	0.0000%	-	0.0000%
11 Accrued Investment Income (Schedule 11)	199,556.31	0.5897%	187,176.23	0.4487%
12 Other Assets (Schedule 12)	2,346,318.76	6.9339%	2,583,372.07	6.1929%
13 Total Assets	34,677,174.54	102.4787%	42,609,859.59	102.1443%
LIABILITIES				
14 Accrued Trust Fees (Schedule 13)	35,971.91	0.1063%	54,208.70	0.1299%
15 Accrued Taxes (Schedule 14)	145,480.97	0.4299%	153,494.22	0.3680%
16 Other Liabilities (Schedule 15)	657,293.25	1.9424%	686,785.43	1.6464%
17 Total Liabilities	838,746.13	2.4787%	894,488.35	2.1443%
FUND EQUITY				
18 Fund Balance (beginning)	40,519,918.09		37,365,890.78	
19 Additional Contribution (current year) (Exhibit 4)	3,610,128.85		4,812,773.50	
20 Withdrawals (current year) (Exhibit 5)	(9,140,959.00)		(2,595,931.45)	
21 Adjustments (prior periods) (Schedule 1-15)	-		-	
22 Fund Balance (ending)	34,989,089.94		39,582,732.83	
23 Retained Earnings (beginning)				
24 Net Income (Loss) - (current year) (Exhibit 2)	547,734.16		937,185.26	
25 Retained Earnings (end)	35,536,824.10		40,519,918.09	
26 Net Unrealized Income (Loss) (Schedule 1-10)	(1,698,395.69)		1,195,453.14	
27 Total Fund Equity	33,838,428.41	100.0000%	41,715,371.24	100.0000%
28 Total Liabilities & Fund Equity	34,677,174.54		42,609,859.59	

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2022 of
CITYPLANS, INCORPORATED**

PENSION PLAN

EXHIBIT 2 - INCOME STATEMENT

INCOME	Current Year	Previous Year
1 Interest Income		
<i>Special Deposit Account / Deposits in Bank</i>	155,766.32	61,096.26
<i>Government Securities</i>	1,328,125.00	1,328,125.00
<i>Other Securities and Debt Instruments</i>	-	0.00
<i>Others (Specify)</i>		
<i>Loans and Receivables</i>	-	
<i>Sale of Investment Property</i>	287,397.41	411,115.72
2 Gain on Sale of Securities		
<i>Government Securities</i>	-	-
<i>Stocks</i>	-	-
<i>Preferred Shares</i>	-	-
<i>Others (Specify)</i>		6.50
3 Dividend Income		
<i>Preferred Shares</i>	-	-
<i>Stocks</i>	20,620.63	18,754.07
4 Other Income		
<i>Unrealized Gain (Loss) on MTM-Debt</i>	(811,527.91)	(555,658.93)
<i>Unrealized Gain (Loss) on MTM-Investment Property</i>	-	122,112.00
<i>Unrealized Gain (Loss) on Mutual Fund</i>	30,104.46	6,173.68
<i>Amortized Premium / Discount Income</i>	(125,892.04)	(120,461.11)
<i>Other Income</i>	142.99	6,689.85
<i>Rental Income</i>	146,571.48	146,571.48
<i>Realized Gain from Sale of Investment Property</i>	29,492.18	38,772.96
5 Total Income before Expenses	<u>1,060,800.52</u>	<u>1,463,297.48</u>
EXPENSES		
6 Trust and Management Fee	(136,015.33)	(151,763.02)
7 Other Expenses (Specify)		
<i>Provision for Losses - Loans & Receivable</i>	1,469.45	37,213.95
<i>Other Expenses</i>	(77,210.31)	(133,686.97)
8 Total Expenses	<u>(211,756.19)</u>	<u>(248,236.04)</u>
NET INCOME BEFORE TAX	<u>849,044.33</u>	<u>1,215,061.44</u>
9 Taxes (Specify)		
<i>Tax Expense</i>	(301,310.17)	(277,876.18)
<i>Provision for Final Tax</i>	-	-
<i>Provision for Income Tax</i>	-	-
NET INCOME AFTER TAXES	<u>547,734.16</u>	<u>937,185.26</u>
RETURN ON INVESTMENTS	<u>3.950%</u>	<u>2.980%</u>

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2022 of
CITYPLANS, INCORPORATED**

PENSION PLAN

EXHIBIT 3 - LIST OF TRUSTEES

	Name of Trustee (1)	Account Number (2)	Trust Fund Equity (3)
1	Union Bank of the Philippines (UBP)	PH 1C021 026	26,629,881.73
2	Philippine National Bank (PNB)	1271P-031265-045418	7,208,546.68
3			
4			
5			
		TOTALS	33,838,428.41

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2022 of
CITYPLANS, INCORPORATED**

PENSION PLAN

EXHIBIT 4 - SUMMARY OF MONTHLY DEPOSITS TO THE TRUST FUND (Per Trustee)

Name of Trustee Bank	Month	Amount of	Amount of	Remarks
		Required Deposit	Actual Deposit	
	(1)	(2)	(3)	(4)
Union Bank of the Philippines (UBP)				
	January	0.00	0.00	
	February	0.00	0.00	
	March	0.00	0.00	
	April	0.00	0.00	
	May	3,610,128.85	3,610,128.85	Additional Contribution for 2021
	June	0.00	0.00	
	July	0.00	0.00	
	August	0.00	0.00	
	September	0.00	0.00	
	October	0.00	0.00	
	November	0.00	0.00	
	December	0.00	0.00	
	TOTALS	3,610,128.85	3,610,128.85	

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2022 of CITYPLANS, INCORPORATED

PENSION PLAN

EXHIBIT 5 - SUMMARY OF MONTHLY WITHDRAWALS FROM THE TRUST FUNDS (Per Trustee)

Name of Trustee Bank (1)	Month (2)	Total Amount of Withdrawal (3)	Breakdown / Purpose of Withdrawal				Description for "Others" (8)
			Planholders' Benefits (4)	Trustee's Fees (5)	Taxes (6)	Others (7)	
Union Bank of the Philippines (UBP)							
	January	29,928.65	-	7,577.96	21,983.37	367.32	Annual Registration fee (net of recovery from expected credit losses)
	February	31,098.17	-	6,721.41	21,650.71	2,726.05	Real Estate Tax (net of recovery from expected credit losses)
	March	28,809.37	-	7,326.22	21,619.39	(136.24)	Recovery from expected credit losses
	April	28,584.03	-	6,992.12	21,729.97	(138.06)	Recovery from expected credit losses
	May	29,364.25	-	7,307.95	22,196.20	(139.90)	Recovery from expected credit losses
	June	6,206,615.63	6,127,348.47	7,376.39	23,314.53	48,576.24	Association Dues, Water Bill and MC Fee (net of recovery from expected credit losses)
	July	29,350.91	-	6,449.66	23,044.91	(143.66)	Recovery from expected credit losses
	August	30,384.27	-	6,687.49	23,842.34	(145.56)	Recovery from expected credit losses
	September	1,488,865.46	1,458,776.07	6,248.50	23,988.40	(147.51)	Recovery from expected credit losses
	October	30,702.97	-	6,331.33	24,521.12	(149.48)	Recovery from expected credit losses
	November	30,392.99	-	6,036.03	24,508.43	(151.47)	Recovery from expected credit losses
	December	1,606,314.53	1,554,834.46	6,146.35	23,710.83	21,622.89	Association Dues, Water Bill and MC Fee (net of recovery from expected credit losses)
	Sub-total	9,570,411.23	9,140,959.00	81,201.41	276,110.20	72,140.62	
Philippine National Bank (PNB)							
	January	10,365.31	-	4,617.73	5,714.67	32.91	Provision for Credit and Losses
	February	5,394.54	-	4,169.79	1,184.15	40.60	Provision for Credit and Losses
	March	6,684.13	-	4,633.34	1,208.43	842.36	Provision for Credit and Losses
	April	8,265.52	-	4,490.45	1,224.92	2,550.15	Fire Insurance; Provision for Credit and Losses
	May	5,954.84	-	4,613.11	1,265.52	76.21	Provision for Credit and Losses
	June	5,990.58	-	4,508.55	1,328.86	153.17	Provision for Credit and Losses
	July	6,239.53	-	4,672.13	1,555.08	12.32	Provision for Credit and Losses
	August	6,521.06	-	4,679.33	1,825.93	15.80	Provision for Credit and Losses
	September	6,729.96	-	4,520.09	1,998.98	220.89	Provision for Credit and Losses
	October	7,011.47	-	4,679.28	2,326.08	6.11	Provision for Credit and Losses
	November	7,052.96	-	4,534.67	2,514.47	3.82	Provision for Credit and Losses
	December	7,404.23	-	4,695.45	3,062.88	(354.10)	Annual Registration Fee (net of recovery from expected credit losses)
	Sub-total	83,614.13	-	54,813.92	25,199.97	3,600.24	
	TOTALS	9,654,025.36	9,140,959.00	136,015.33	301,310.17	75,740.86	

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2022 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 1- Government Securities

NAME OF TRUSTEE BANK	SECURITY			DATE			INITIAL ACQUISITION/BOOKING VALUE				PRICE			Unrealized (Loss)	Gain	Annual Coupon Rate	How Paid*	INTEREST				
	Description	Serial No.	Acquired	Issued	Maturity	Face Value	Underwriting Discount/ Premium	Acquisition Cost	At Acquisition Date	At Closing/ Balance Sheet Date	Book Value	Market Value	Unrealized (Loss)					Gain	Accrued Previous Year	Accrued Current Year	Collected During the Year	Accrued Current Year
1	2		3	4	5	6	7	8	9	10	11	12	13= (12-11)			14	15	16	17	18	19 = (16+17-18)	
	Union Bank of the Philippines																					
	DOMESTIC ISSUES:																					
	FXTN:																					
	1																					
	2	FXTN 20-19.5.750	PIBD20321195	09-27-12	09-27-32	10,000,000.00		10,002,431.37	100.0470	91.4900	10,002,431.37	9,148,863.01	(853,568.36)			5.75%	Semi-annual					1,265,625.00
	3	FXTN 25-08.8.125	PIBD2535L086	02-05-13	12-16-35	3,500,000.00		4,391,247.34	150.8790	107.0500	4,391,247.34	3,746,832.69	(644,414.65)			8.13%	Semi-annual					
	4	FXTN 25-08.8.125	PIBD2535L086	02-25-13	12-16-35	5,000,000.00		6,273,073.05	131.6970	107.0500	6,273,073.05	5,352,618.13	(920,454.92)			8.13%	Semi-annual					
		Sub-total				18,500,000.00		20,666,751.76			20,666,751.76	18,248,313.83	(2,418,437.93)					1,265,625.00	178,914.93	178,914.93	178,914.93	1,265,625.00
	Philippine National Bank																					
	DOMESTIC ISSUES:																					
	FXTN:																					
	1																					
	2	GV0180 RTB3-8 4.25	AX4115884	03-12-2019	03-12-2024	1,000,000.00		1,000,000.00	6.25	6.25	1,000,000.00	1,002,449.40	2,449.40			6.25%	Semi-annual	62,500.00	3,298.59	3,298.59	3,298.59	62,500.00
		Sub-total				1,000,000.00		1,000,000.00			1,000,000.00	1,002,449.40	2,449.40					62,500.00	3,298.59	3,298.59	3,298.59	62,500.00
	TREASURY BILLS																					
	1																					
		Sub-total																				
	FOREIGN ISSUES:																					
	1																					
		Sub-total																				
	TOTALS																					
						19,500,000.00		21,666,751.76			21,666,751.76	19,250,763.23	(2,415,988.53)					1,328,125.00	182,213.52	182,213.52	182,213.52	1,328,125.00

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2022 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 2 - Cash on hand and in banks

Name of Trustee Bank	Description	Account/Certificate Number	DATE		Annual Rate/ Interest	Term/ Period	BALANCE		INTEREST			
			Acquisition/ Placement	Maturity			At Acquisition/ Placement Date	At Closing/ Balance Sheet Date	Collected During the Year	Accrued Previous Year	Accrued Current Year	Earned During the Year
1	2	3	4	5	6	7	8	9	10	11	12	13
	<u>Deposit in Own Bank</u>											
	<u>Current Accounts:</u>											
	1											
	2											
	Sub-total											
	<u>Savings Accounts:</u>											
UBP	1 11430500						310,482.26	310,482.26	-	-	-	-
PNB	2 CA0001						35,110.03	35,110.03	-	-	-	-
	3											
	Sub-total						345,592.29	345,592.29	-	-	-	-
	<u>Time Deposit Accounts:</u>											
UBP	1 TD UBP											
UBP	2 TD UBP											
	Sub-total											
	Total Deposits in Own Bank						0.00	0.00	-	-	-	-
	<u>Deposit in Other Banks</u>						345,592.29	345,592.29	-	-	-	-
	<u>Current Accounts:</u>											
	1											
	2											
	Sub-total											
	<u>Savings Accounts:</u>											
	1											
	2											
	Sub-total											

Time Deposit Accounts:										
UBP										
	1	TD CBS	12-02-22	01-03-23	5.250%	30 days	2,277,343.97	2,277,343.97		
	2	TD CBS	12-05-22	01-05-23	5.500%	31 days	576,433.98	576,433.98		
PNB	3	TD Unionbank of the Phils.	12-19-22	01-18-23	5.750%	30 days	2,408,805.05	2,408,805.05		
		Sub-total					5,262,583.00	5,262,583.00	-	-
Interest Income Collected on Time Deposit:										
UBP	1						0.00	0.00	107,115.45	4,530.57
PNB	2						0.00	0.00	36,270.79	432.14
		Sub-total					0.00	0.00	143,386.24	4,962.71
		Allowance for Credit & Losses - Deposit in Banks / AIR								
PNB								(602.97)		
		Sub-total					-	(602.97)	-	-
		Total Deposits in Other Banks					5,262,583.00	5,261,980.03	143,386.24	4,962.71
		GRAND TOTAL					5,608,175.29	5,607,572.32	143,386.24	17,342.79
										155,766.32
										155,766.32

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2022 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 3 - Mutual Funds/ UITF

Name of Trustee Bank	Description	Account /Certificate Number	Acquisition Date	Number of Units/Shares Held	Net Asset Value per Unit/Share		Acquisition Cost	Market Value	Unrealized Gain (Loss)
					At Acquisition Date	At Closing/ Balance Sheet Date			
1	2	3	4	5	6	7	8	9	10
	Mutual Funds								
	1 PNB Prime Peso Money Market Fund	CF0002	10-19-2021	2,012,599.66	2,489,634.09	2,489,634.09	2,489,634.09	2,519,738.55	30,104.46
	2								
	3								
	4								
	5								
	Sub-total						2,489,634.09	2,519,738.55	30,104.46
	Unit Investment Trust Funds								
	1								
	2								
	3								
	4								
	5								
	Sub-total								
	Others								
	1								
	2								
	3								
	4								
	5								
	Sub-total								
	GRAND TOTALS								
							2,489,634.09	2,519,738.55	30,104.46

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2022 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 4 - Short Term Investments

Name of Trustee Bank	Investment Type/Description	Account/Certificate Number	DATE		Annual Rate/Interest	Term/Period	BALANCE		INTEREST											
			Acquisition/ Placement	4			Maturity	5	At Acquisition/ Placement Date	8	At Closing/ Sheet Date	9	Collected During the Year	10	Accrued Previous Year	11	Accrued Current Year	12	Earned During the Year	13
1	2	3			6	7														
	1 Special Deposit Accounts (BSP)																			
	2																			
	3																			
	4			N	O	N			E											
	5																			
	6																			
	7																			
	TOTAL																			

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2022 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 8 - Stocks

Name of Trustee Bank	DESCRIPTION	Certificate Number	Date Acquired	How Acquired	Number of Shares	Costs/Price		Acquisition Cost (including transaction fees)	Book Value at Balance Sheet Date	Market Value	Unrealized Gain (Loss)	DIVIDEND			Earned During the Year (19)			
						At Acquisition Date	At Closing/ Balance Sheet Date					Rate for the last 3 years preceding Current Year	Collected	Accrued		Accrued		
1	2	3	4	5	6	7	8	9	10	11	12 = (11-10)	2019 (13)	2020 (14)	2021 (15)	During the Year (16)	Previous Year (17)	Current Year (18)	
Union Bank of the Philippines																		
Common Shares:																		
	1																	
	2	N/A	various dates	Purchased/Stock Dividend	928,857	0.525450	0.680000	488,067.93	558,444.58	631,622.76	73,178.18	0.045	0.0500	0.0212	20,620.63	-	-	20,620.63
	3																	
	TOTALS				928,857			488,067.93	558,444.57	631,622.76	73,178.19	0.0450	0.0500	0.0212	20,620.63	-	-	20,620.63

*Indicate how stocks were acquired, i.e., whether purchased or as dividend

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2022 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 9 - Real Estate

Name of Trustee Bank	TCT/CT Number, City/Province	Area & Description of Lot / Building	Name of Vendor	Date Acquired	Estimated Life of Building	Actual Cost	Accumulated Depreciation Building	Net Book Value	Market Value per Appraisal	Recorded Value	RENTAL INCOME				
											Collected During the Year	Accrued Previous Year	Accrued Current Year	Earned During the Year	Encumbrance (if Any)
											12	13	14	15	16
1	2 Occupied by the Company. Lot	3	4	5	6	7	8	9	10	11					
	Building														
	Sub-total Investment Properties Lot														
	Building														
	Condominium Unit														
UBP	CCT#011-2013000265 / Pasig City Unit 1502	21.20 sq.m./Grand Emerald Tower Condo.	City & Land	11-14-2011	25 years	930,848.85	-	930,848.85	2,183,600.00	1,682,499.54					
	CCT#011-2013000266 / Pasig City Unit 2102	21.20 sq.m./Grand Emerald Tower Condo.	City & Land	11-14-2011	25 years	924,860.05	-	924,860.05	2,183,600.00	1,680,104.02					
	Sub-total					1,855,708.90		1,855,708.90	4,367,200.00	3,362,603.56					
PNB	CCT#31862 / Makati City Unit 2317	18.99 sq.m./Cityland Condo. 10 Tower II	Cityland	7-21-1984	25 years	758,999.05	-	758,999.05	1,576,000.00	758,999.05	146,571.48	-	-	146,571.48	
	Sub-total					758,999.05		758,999.05	1,576,000.00	758,999.05	146,571.48	-	-	146,571.48	
	GRAND TOTALS					2,614,707.95		2,614,707.95	5,943,200.00	4,121,602.61	146,571.48	-	-	146,571.48	

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2022 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 10 - Other Investments

Name of Trustee Bank	Description	Certificate No./Serial No.	Date Acquired	Date of Placement	Date of Maturity	Number of Shares/Units	Value per Share		Acquisition Cost (including transaction fees)	Book Value at Balance Sheet Date	Market Value	Unrealized Gain (Loss)	INTEREST			Annual Rate	How Paid *	Earned During the Year
							At Acquisition Date	At Closing/Balance Sheet Date					Collected During the Year	Accrued Previous Year	Accrued Current Year			
1	2	3	4	5	6	7	8	9	10	11	12	13 = (12-11)	16	17	18	19		
	Preferred Shares:																	
	1																	
	2																	
	3																	
	Real Estate Investment Trust:																	
	1				N	O	N	E										
	2																	
	3																	
	Tier 2 Notes:																	
	1																	
	2																	
	3																	
	Service Assets:																	
	1																	
	2																	
	3																	
	TOTAL																	

*Indicate whether annually, semi-monthly, quarterly or monthly.

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2022 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 11- Accrued Investment Income

Name of Trustee Bank	Kind of Investment	Collected During the Year	Accrued Investment Income		Unearned Investment Income		Earned During the Year (2-3+4+5-6)
			Current Year	Previous Year	Current Year	Previous Year	
1	2	3	4	5	6	7	8
UBP/PNB	1 Interest on Government Securities	1,328,125.00	182,213.52	182,213.52	-	-	1,328,125.00
UBP	2 Income on Corporate Bonds	-	-	-	-	-	-
UBP	3 Dividends on Stocks	20,620.63	-	-	-	-	20,620.63
UBP/PNB	4 Income on Real Estate - Rental	146,571.48	-	-	-	-	146,571.48
	5 Interest on Mortgage Loans	-	-	-	-	-	-
	6 Interest on Planholders' Loans	-	-	-	-	-	-
	7 Income on Short Term Investments	-	-	-	-	-	-
	8 Income on Other Investments	-	-	-	-	-	-
UBP/PNB	9 Interest on Bank Deposits	143,386.24	17,342.79	4,962.71	-	-	155,766.32
PNB	10 Allowance for Credit & Losses	-	-	-	-	-	-
	TOTAL	1,638,703.35	199,556.31	187,176.23	-	-	1,651,083.43

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2022 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 12 - OTHER ASSETS

Name of Trustee Bank	Particulars (1)	Nature of Account (2)	Balance	Balance of	Remarks
			Previous Year (3)	Current Year (4)	
					(5)
UBP	1 Other Miscellaneous Asset	MERALCO - Meter Deposit	20,556.00	20,556.00	
	2 Prepaid Tax		150,682.10	150,682.10	
	3 Accounts Receivable	Sale of investment property - Unit 1902	1,266,491.98	1,095,067.49	
	4 Allowance for Credit Losses	1% of Accounts Receivable Balance	(12,664.92)	(10,950.67)	
		Sub-total	1,425,065.16	1,255,354.92	
PNB	5 Accounts Receivable	Sale of investment property - Unit 2415	1,046,630.69	971,957.10	
	6 Prepaid Tax		100,830.86	108,159.38	
	7 Miscellaneous Assets	MERALCO - Meter Deposit	10,843.36	10,843.36	
	8 Custodianship / Safekeeping		2.00	4.00	
		Sub-total	1,158,306.91	1,090,963.84	
		TOTAL	2,583,372.07	2,346,318.76	

*To be itemized in detail.

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2022 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 13 - Accrued Trust Fees

Name of Trustee Bank	Particulars	Nature of Account	Balance		Balance of Current Year	Remarks
			Previous Year	4		
1	2	3	4	5	6	
UBP	1 Trustee Fee Payable	Pension	23,235.12		18,513.71	
PNB	2 Trustee Fee Payable	Pension	30,973.58		17,458.20	
	TOTAL		54,208.70		35,971.91	

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2022 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 14 - Accrued Taxes

Name of Trustee Bank	Particulars	Nature of Account	Balance		Balance of		Remarks
			Previous Year	4	Current Year	5	
1	2	3	4	5	6	7	8
UBP	1 Withholding Tax Payable		36,689.10		38,251.22		
PNB	2 VAT Payable		3,919.82		1,465.71		
	3 Taxes Payable		746.28		1,660.27		
	4 Deferred VAT		112,139.02		104,103.77		
	TOTAL		153,494.22		145,480.97		

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2022 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 15 - Other Liabilities

Name of Trustee Bank	Particulars	Nature of Account	Balance		Remarks
			Previous Year	Current Year	
1	2	3	4	5	6
UBP	1 Custodial Fee		537.10	537.10	
	2 Various Clients	Rental Deposit	166,227.62	166,227.62	
PNB	3 Various Clients	Rental Deposit	86,450.30	86,450.30	
	4 Omega Contreras	Meter Deposit - Sale of Unit 1902	21,980.00	21,980.00	
	5 Unrealized Gain	Sale of Investment Property - Unit 1902	411,590.41	382,098.23	
	TOTAL		686,785.43	657,293.25	

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2022 of CITYPLANS, INCORPORATED

PENSION PLAN

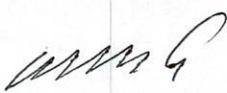
SCHEDULE 16 Retained Earnings

Name of Trustee Bank	Retained Earnings, Beginning	Realized Income	Unrealized Income	Prior Period Adjustments	Retained Earnings, End
	2	3	4	5	6
UBP	33,636,784.76	224,772.21	(5,530,830.15)	0.00	28,330,726.82
PNB	6,883,135.33	322,961.95	0.00	0.00	7,206,097.28
TOTAL	40,519,920.09	547,734.16	(5,530,830.15)	0.00	35,536,824.10

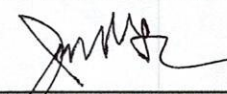
**ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2022 of
CITYPLANS, INCORPORATED
PENSION PLAN**

REPUBLIC OF THE PHILIPPINES) S.S.
MANILA)


MR. JEFFERSON C. ROXAS, President; MR. JOEL C. GOHOC, Executive Vice President and Treasurer; and MR. RUDY GO, Chief Accountant of the company, being duly sworn, each for himself deposes and says, that they are the herein described officers of the said Company, and that as of the 31st day of December 2022, all the herein described assets were the absolute properties of the said Company, free and clear from any liens or claims thereon, except as therein stated, and that the foregoing statement, with the schedules and explanations therein contained, annexed or referred to are a full and correct statement of all the Assets, Liabilities, Income and Expenses and of the condition and affairs of the said Company as of the said 31st day of December 2022 and for the year ended on that date, according to the best of their information, knowledge and belief, respectively.



 JEFFERSON C. ROXAS, President



 JOEL C. GOHOC, Executive Vice President & Treasurer



 RUDY GO, Chief Accountant

Corporate Residence Certificate No. 00140295
 Issued at Makati City
 on January 12, 2023



MANILA APR 25 2023

Subscribed and sworn to before me in _____ on _____ affiants exhibiting to me their Social Security System Identification Numbers, as follows:

Name	SSS Identification Number
Jefferson C. Roxas	33-8555275-9
Joel C. Gohoc	33-6904420-9
Rudy Go	03-4602228-9

Doc. No. 471 ;
 Page No. 96 ;
 Book No. III ;
 Series of 2023.

ATTY. ALBERT ANTHONY H. OCAMPO
 NOTARY PUBLIC FOR MANILA
 UNTIL DECEMBER 31, 2023
 APPOINTMENT NO.: 2022-030
 ROLL NO.: 44239
 IBP NO.: 07884/Lifetime/Laguna
 PTR No.: 0861458/01-04-2023/Manila
 581 Quintin Paredes St., Binondo, Manila