



**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, 2020

PENSION PLAN

PRE-NEED

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2020 of

CITYPLANS, INCORPORATED

PENSION PLAN

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Date of Filing: May 27, 2021

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, 2020 of
CITYPLANS, INCORPORATED
PENSION PLAN**

License Number PN-2021-04-R	Date of Issue January 1, 2021
Line of Business Selling Pre-need Plans	Date of Issue October 27, 1988
SEC Registration Number 156675	Commenced Business on September 17, 1990
Date of Incorporation October 27, 1988	
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	Dr. Andrew I. Liuson	Filipino	2007	Present
Vice-Chairman	None			
Members	Mr. Stephen C. Roxas	Filipino	1988	Present
	Mrs. Grace C. Liuson	Filipino	1988	Present
	Mrs. Helen C. Roxas	Filipino	1988	Present
Independent Directors:				
	Mr. Peter S. Dee	Filipino	1991	Present
	Mr. Wilfred S. Tiu	Filipino	2010	Present
President	Mr. Stephen C. Roxas	Filipino	1988	Present
Vice-President	Mrs. Grace C. Liuson	Filipino	1988	Present
Corporate Secretary	Mrs. Jocelyn C. De Asis	Filipino	2013	Present
Treasurer	Mrs. Grace C. Liuson	Filipino	1988	Present
General Manager	None			
Actuary	Actuarial Advisers, Inc.	Filipino	2015	Present
Department Heads:				
Underwriting)			
Sales)			
Investments) Mrs. Evelyn P. Brimon	Filipino	1990	Present
Administration)			
Claims)			
Chief Accountant	Mr. Rudy Go	Filipino	2015	Present
Internal Auditor	Mrs. Dorothy Uy So	Filipino	1988	Present
External Auditor	SGV & Co.		1988	Present
Compliance Officers:				
	Mr. Rudy Go	Filipino	2015	Present
Plan Type / Trust Account				
Trustees:	Philippine National Bank			
	Union Bank of the Philippines			
Number of Salaried Officers	None	Number of Salaried Employees	2	
Number of Branches	None	Number of Sales Counselors	0	
Branch Office Address:	N/A	Name of Manager:	N/A	

ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2020 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)	26,269,898.63	63.7744%	24,776,965.48	65.6763%
2 Cash in Savings/Time Deposits (Schedule 2)	5,968,372.09	14.4892%	5,879,735.37	15.5854%
3 Mutual Funds/UITF (Schedule 3)	2,189,679.36	5.3158%	-	0.0000%
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%	82,080.90	0.2176%
8 Stocks (Schedule 8)	716,547.06	1.7395%	716,125.85	1.8982%
9 Real Estate (Schedule 9)	3,999,490.61	9.7094%	3,999,490.61	10.6014%
10 Other Investments (Schedule 10)	-	0.0000%	-	0.0000%
11 Accrued Investment Income (Schedule 11)	183,681.18	0.4459%	209,499.00	0.5553%
12 Other Assets (Schedule 12)	2,841,379.06	6.8979%	3,038,702.97	8.0547%
13 Total Assets	42,169,047.99	102.3721%	38,702,600.18	102.5889%
LIABILITIES				
14 Accrued Trust Fees (Schedule 13)	83,342.40	0.2023%	32,285.35	0.0856%
15 Accrued Taxes (Schedule 14)	167,040.23	0.4055%	177,120.44	0.4695%
16 Other Liabilities (Schedule 15)	726,730.67	1.7643%	767,285.22	2.0338%
17 Total Liabilities	977,113.30	2.3721%	976,691.01	2.5889%
FUND EQUITY				
18 Fund Balance (beginning)	35,848,140.57		33,005,094.20	
19 Additional Contribution (current year) (Exhibit 4)	3,350,993.03		3,419,653.79	
20 Withdrawals (current year) (Exhibit 5)	(4,226,514.82)		(4,546,272.18)	
21 Adjustments (prior periods) (Schedule 1-15)	-		824,686.19	
22 Fund Balance (ending)	34,972,618.78		32,703,162.00	
23 Retained Earnings (beginning)				
24 Net Income (Loss) - (current year) (Exhibit 2)	2,393,272.00		3,144,978.57	
25 Retained Earnings (end)	37,365,890.78		35,848,140.57	
26 Net Unrealized Income (Loss) (Schedule 1-10)	3,826,043.91		1,877,768.60	
27 Total Fund Equity	41,191,934.69	100.0000%	37,725,909.17	100.0000%
28 Total Liabilities & Fund Equity	42,169,047.99		38,702,600.18	

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2020 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>	120,129.96	326,750.99
<i>Government Securities</i>	1,341,111.20	1,364,316.91
<i>Other Securities and Debt Instruments</i>	-	25,741.35
<i>Others (Specify)</i>		
<i>Loans and Receivables</i>	-	12,436.50
<i>Sale of Investment Property</i>	402,401.54	324,760.61
2 Gain on Sale of Securities		
<i>Government Securities</i>	-	-
<i>Stocks</i>	-	-
<i>Preferred Shares</i>	-	-
<i>Others (Specify)</i>	-	-
3 Dividend Income		
<i>Preferred Shares</i>	-	-
<i>Stocks</i>	25,275.03	36,107.24
4 Other Income		
<i>Unrealized Gain (Loss) on MTM-Debt</i>	-	-
<i>Unrealized Gain (Loss) on MTM-Investment Property</i>	-	1,384,782.66
<i>Unrealized Gain (Loss) on Mutual Fund</i>	4,679.98	-
<i>Amortized Premium / Discount Income</i>	662,384.73	(113,015.08)
<i>Other Income</i>	15,763.55	3,326.70
<i>Rental Income</i>	286,491.48	279,679.73
<i>Realized Gain from Sale of Investment Property</i>	40,554.55	20,862.05
5 Total Income before Expenses	2,898,792.02	3,665,749.66
EXPENSES		
6 Trust and Management Fee	(141,184.74)	(120,878.97)
7 Other Expenses (Specify)		
<i>Provision for Losses - Loans & Receivable</i>	(6,059.37)	(2,192.98)
<i>Other Expenses</i>	(62,276.13)	(64,255.00)
8 Total Expenses	(209,520.24)	(187,326.95)
NET INCOME BEFORE TAX		
	2,689,271.78	3,478,422.71
9 Taxes (Specify)		
<i>Tax Expense</i>	(295,999.78)	(333,444.14)
<i>Provision for Final Tax</i>	-	-
<i>Provision for Income Tax</i>	-	-
NET INCOME AFTER TAXES		
	2,393,272.00	3,144,978.57
RETURN ON INVESTMENTS		
	2.510%	3.580%

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2020 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	34,549,805.51
2	Philippine National Bank (PNB)	TA# 00754188TA01	6,642,129.18
3			
4			
5			
		TOTALS	41,191,934.69

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2020 of
CITYPLANS, INCORPORATED**

(TYPE OF 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	0.00	0.00	
	June	3,350,993.03	3,350,993.03	Additional Contribution for 2019
	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		3,350,993.03	3,350,993.03	

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2020 of CITYPLANS, INCORPORATED

PENSION PLAN

Name of Trustee Bank (1)	Month (2)	EXHIBIT 5 - SUMMARY OF MONTHLY WITHDRAWALS FROM THE TRUST FUNDS (Per Trustee)				Description for "Others" (8)
		Total Amount of Withdrawal (3)	Planholders' Benefits (4)	Breakdown / Purpose of Withdrawal Trustee's Fees (5)	Taxes (6)	
Union Bank of the Philippines (UBP)						
	January	30,014.22	-	7,142.16	22,968.61	(96.55) Provision for Losses-Loans & Receivables
	February	29,178.53	-	6,849.52	22,426.85	(97.84) Provision for Losses-Loans & Receivables
	March	29,107.41	-	6,478.95	22,727.60	(99.14) Provision for Losses-Loans & Receivables
	April	29,387.75	-	6,448.75	22,939.00	-
	May	29,345.78	-	6,824.70	22,521.08	-
	June	29,929.51	-	7,377.10	22,552.41	-
	July	30,298.82	-	7,696.58	22,602.24	-
	August	30,687.48	-	8,476.74	22,210.74	-
	September	30,622.88	-	8,527.33	22,095.55	-
	October	30,202.50	-	8,183.37	22,019.13	-
	November	3,684,101.80	3,654,348.01	8,352.37	21,649.04	(247.62) Provision for Losses-Loans & Receivables
	December	664,758.64	572,166.81	7,722.88	21,495.68	63,373.47 Restoration of GET 2102, Real Estate Tax, Association Dues, Water Bill, Valuation Report Fee and Provision for Losses-Loans & Receivables
	Sub-total	4,647,635.32	4,226,514.82	90,080.25	268,207.93	62,832.32
Philippine National Bank (PNB)						
	January	6,552.77	-	3,856.11	3,318.42	(621.76) Provision for Credit and Losses
	February	7,128.26	-	3,920.60	3,082.17	125.49 Provision for Credit and Losses
	March	20,843.90	-	3,865.83	8,908.54	8,908.54 Provision for Credit and Losses
	April	2,634.49	-	5,036.69	2,334.40	(4,736.60) Provision for Credit and Losses
	May	5,543.23	-	3,983.10	1,546.68	13.45 Provision for Credit and Losses
	June	3,421.10	-	3,974.50	1,468.45	(2,021.85) Provision for Credit and Losses & Fire Insurance
	July	7,209.42	-	4,494.58	1,530.40	1,184.44 Provision for Credit and Losses
	August	5,621.94	-	4,475.38	1,417.24	(270.68) Provision for Credit and Losses
	September	5,173.09	-	4,373.39	1,298.07	(498.37) Provision for Credit and Losses
	October	5,728.18	-	4,444.77	1,282.81	0.60 Provision for Credit and Losses
	November	5,650.71	-	4,310.44	1,219.56	120.71 Provision for Credit and Losses
	December	8,892.43	-	4,369.10	1,224.12	3,299.21 Provision for Credit and Losses, Real Property Tax and Annual Registration Fee
	Sub-total	84,399.52	-	51,104.49	27,791.85	5,503.18
	TOTALS	4,732,034.84	4,226,514.82	141,184.74	295,999.78	68,335.50

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2020 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 1- Government Securities

NAME OF TRUSTEE BANK	SECURITY		DATE				INITIAL ACQUISITION/BOOKING VALUE				PRICE			Unrealized Gain (Loss)	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	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= (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	PIBD2032195	09/27/2012		09/27/2032	10,000,000.00		10,004,156.31	5,7460	5,7010	10,002,824.96	12,496,254.73	2,493,429.77	5.75%	Semi-annual	1,265,625.00	178,914.93	178,914.93	1,265,625.00
3	FXTN 25-08 8.125	PIBD2535L086	02/05/2013		12/16/2035	3,500,000.00		4,782,257.57	5,1000	5,7027	4,492,731.01	5,215,503.18	722,772.17	8.13%	Semi-annual				
4	FXTN 25-08 8.125	PIBD2535L086	02/25/2013		12/16/2035	5,000,000.00		7,024,541.56	4,8610	5,7027	6,418,129.24	7,450,718.83	1,032,589.59	8.13%	Semi-annual				
	Sub-total					18,500,000.00		21,810,955.44			20,913,685.21	25,162,476.74	4,248,791.53			1,265,625.00	178,914.93	178,914.93	1,265,625.00
Philippine National Bank																			
DOMESTIC ISSUES:																			
FXTN:																			
1																			
2	GV0180 RTBS-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	1,107,421.89	107,421.89	6.25%	Semi-annual	85,875.00	13,687.39	3,298.59	75,486.20
	Sub-total					1,000,000.00		1,000,000.00			1,000,000.00	1,107,421.89	107,421.89			85,875.00	13,687.39	3,298.59	75,486.20
TREASURY BILLS																			
1																			
	Sub-total																		
FOREIGN ISSUES:																			
1																			
	Sub-total																		
TOTALS												1,351,500.00	192,602.32	182,213.52	1,341,111.20				

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2020 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
	Deposit in Own Bank											
	Current Accounts:											
	1											
	2											
	Sub-total											
	Savings Accounts:											
UBP	1 111430500						162,739.07	162,739.07	-	-	-	-
PNB	2 CA0001						32,902.72	32,902.72	-	-	-	-
	3											
	Sub-total						195,641.79	195,641.79	-	-	-	-
	Time Deposit Accounts:											
UBP	1 TD UBP	49303	12/16/2020	1/19/2021	0.500%	34 days	600,266.74	600,266.74	-	-	-	-
UBP	2 TD UBP	49366	12/22/2020	1/21/2021	0.500%	30 days	357,265.68	357,265.68	-	-	-	-
	3											
	Sub-total						957,532.42	957,532.42	-	-	-	-
	Total Deposits in Own Bank						1,153,174.21	1,153,174.21	-	-	-	-
	Deposit in Other Banks											
	Current Accounts:											
	1											
	2											
	Sub-total											
	Savings Accounts:											
	1											
	2											
	Sub-total											
	Time Deposit Accounts:											
UBP	1 TD China Banking Corp.	49096	11/27/2020	01/05/2021	0.500%	39 days	197,054.60	197,054.60				
UBP	2 TD China Banking Corp.	49113	12/01/2020	01/05/2021	0.500%	35 days	281,706.12	281,706.12				
UBP	3 TD China Banking Corp.	49397	12/28/2020	01/28/2021	0.700%	31 days	1,862,106.97	1,862,106.97				
UBP	4 TD Development Bank of the Phils.	49217	12/10/2020	01/12/2021	1.305%	33 days	471,632.16	471,632.16				
	3											
PNB	3 TD China Banking Corp.	CBCDEPFD30	12/21/2020	01/20/2021	0.650%	30 days	1,001,952.50	1,001,952.50				
PNB	4 TD Unionbank of the Phils.	UBPDEPFD31	12/07/2020	01/07/2021	0.500%	31 days	1,001,542.05	1,001,542.05				

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2020 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	9/29/2020	1,774,640.61	2,185,013.17	2,185,013.17	2,185,013.17	2,189,679.36	4,666.19
	2								
	3								
	4								
	5								
	Sub-total								
	Unit Investment Trust Funds								
	1								
	2								
	3								
	4								
	5								
	Sub-total								
	Others								
	1								
	2								
	3								
	4								
	5								
	Sub-total								
	GRAND TOTALS								4,666.19

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2020 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	Maturity			At Acquisition/ Placement Date	At Closing/ Balance Sheet Date	Collected	Accrued	Accrued	Earned
1	2	3	4	5	6	7	8	9	10	11	12	13
	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, 2020 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 9 - Real Estate

Name of Trustee Bank	TCT/CCT 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					Encumbrance (if Any)
											Collected During the Year	Accrued Previous Year	Accrued Current Year	Earned During the Year		
											12	13	14	15	16	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
	Occupied by the Company:															
		Lot														
		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	1,621,443.54						
	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	1,619,048.02	139,920.00	-	-	139,920.00		
	Sub-total					1,855,708.90		1,855,708.90	4,367,200.00	3,240,491.56	139,920.00	-	-	139,920.00		
PNB	CCT#31862 / Makati City Unit 2317	18.99 sq.m./Cityland Condo. 10 Tower II	Cityland	7/21/1994	25 years	758,999.05	-	758,999.05	1,424,000.00	758,999.05	146,571.48	-	-	146,571.48		
	Sub-total					758,999.05		758,999.05	1,424,000.00	758,999.05	146,571.48	-	-	146,571.48		
	GRAND TOTALS					2,614,707.95		2,614,707.95	5,791,200.00	3,999,490.61	286,491.48	-	-	286,491.48		

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2020 of CITYPLANS, INCORPORATED

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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)
		3	4	5	6	7	8	
	2							
UBP/PNB	1 Interest on Government Securities	1,351,500.00	182,213.52	192,602.32	-	-	1,341,111.20	
UBP	2 Income on Corporate Bonds	-	-	-	-	-	-	
UBP	3 Dividends on Stocks	25,275.03	-	-	-	-	25,275.03	
UBP/PNB	4 Income on Real Estate - Rental	286,491.48	-	-	-	-	286,491.48	
	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	135,572.07	1,467.79	16,909.90	-	-	120,129.96	
PNB	10 Allowance for Credit & Losses	-	(0.13)	(13.22)	-	-	13.09	
	TOTAL	1,798,838.58	183,681.18	209,499.00	-	-	1,773,020.76	

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2020 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)	
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	1,537,468.17	1,434,916.18	
	4 Allowance for Credit Losses	1% of Accounts Receivable Balance	(15,374.68)	(14,349.16)	(2)
	Sub-total		1,693,331.59	1,591,805.12	
PNB	5 Accounts Receivable	Sale of investment property - Unit 2415	1,248,352.20	1,145,226.24	
	6 Prepaid Tax		86,173.82	93,502.34	
	7 Miscellaneous Assets	MERALCO - Meter Deposit	10,843.36	10,843.36	
	8 Custodianship / Safekeeping		2.00	2.00	
	Sub-total		1,345,371.38	1,249,573.94	
	TOTAL		3,038,702.97	2,841,379.06	

*To be itemized in detail.

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2020 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 13 - Accrued Trust Fees

Name of Trustee Bank	Particulars	Nature of Account	Balance		Remarks
			Previous Year	Current Year	
1	2	3	4	5	6
UBP	1 Trustee Fee Payable	Pension	20,877.17	70,218.09	
PNB	2 Trustee Fee Payable	Pension	11,408.18	13,124.31	
	TOTAL		32,285.35	83,342.40	

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2020 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 14 - Accrued Taxes

Name of Trustee Bank	Particulars	Nature of Account	Balance		Remarks
			Previous Year	Current Year	
1	2	3	4	5	6
UBP	1 Withholding Tax Payable		36,916.01	35,967.20	
PNB	2 VAT Payable		1,465.71	7,600.98	
	3 Taxes Payable		4,986.69	769.24	
	4 Deferred VAT		133,752.03	122,702.81	
	TOTAL		177,120.44	167,040.23	

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2020 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 15 - Other Liabilities

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 Custody Fee		537.10		537.10	
	2 Various Clients	Rental Deposit	167,399.90		167,399.90	
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	490,917.92		450,363.37	
	TOTAL		767,285.22		726,730.67	

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2020 of CITYPLANS, INCORPORATED

PENSION PLAN

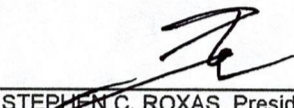
SCHEDULE 16 Retained Earnings

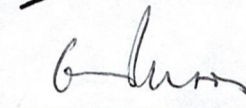
Name of Trustee Bank	Retained Earnings, Beginning	Realized Income	Unrealized Income	Prior Period Adjustments	Retained Earnings, End
1	2	3	4	5	6
UBP	29,760,214.88	1,946,490.40	(875,521.79)	0.00	30,831,183.49
PNB	6,087,925.69	446,781.60	0.00	0.00	6,534,707.29
TOTAL	35,848,140.57	2,393,272.00	(875,521.79)	0.00	37,365,890.78

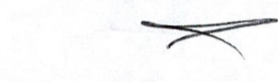
**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2020 of
CITYPLANS, INCORPORATED
PENSION PLAN**

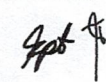
REPUBLIC OF THE PHILIPPINES } s.s.
MANILA

MR. STEPHEN C. ROXAS, President; MRS. GRACE C. LIUSON, 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 on the 31st day of December 2020, 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 on the said 31st day of December 2020 and for the year ended on that date, according to the best of their information, knowledge and belief, respectively.


STEPHEN C. ROXAS, President


GRACE C. LIUSON, Executive Vice President & Treasurer


RUDY GO, Chief Accountant


Corporate Residence Certificate No. 00105184
Issued at Makati City
on January 14, 2021



Subscribed and sworn to before me in Makati City on MAY 27 2021 affiant(s) exhibiting to me their Social Security System Identification Numbers, as follows:

Name	SSS Identification Number
Stephen C. Roxas	03-0344241-7
Grace C. Liuson	03-1821886-9
Rudy Go	03-4602228-9

Doc. No. 317 ;
Page No. 65 ;
Book No. V ;
Series of 2021.

ATTY. ALBERT ANTHONY H. OCAMPO
NOTARY PUBLIC FOR MANILA
UNTIL JUNE 30, 2021 (Per SC En Banc Resolution dated 12/01/2020)
APPOINTMENT NO.: 2019-031
IBP ROLL NO.: 44239
IBP NO.: 07884/Lifetime/Laguna
PTR-No.: 9823086/01-04-2021/Manila
581 Quintin Paredes St., Binondo, Manila