



ANNUAL STATEMENT

OF

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, 2019

PRE-NEED

ANNUAL STATEMENT for the Year Ended December 31, 2019 of

CITYPLANS, INCORPORATED

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Date of Filing: July 13, 2020			
Company Representative/Contact No.: RUDY GO / 8893-6060 LOCAL 231			
IC Representative/Examiner			

ANNUAL STATEMENT for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

Exhibit 1 - BALANCE SHEET

ASSETS	Current Year	Previous Year
1. Investments in Trust Funds (Schedule 1)	37,725,909.17	30,703,630.64
2. Insurance Premium Fund (Schedule 2)	150,000.00	200,000.00
3. Corporate Assets: - Government Securities (Schedule 3-1)	-	-
4. -Cash on Hand and in Banks (Schedule 3-2)	134,261,825.18	109,904,338.09
5. -Mutual Funds/UITF (Schedule 3-3)	-	-
6. -Short Term Investments (Schedule 3-4)	-	-
7. -Corporate Bonds (Schedule 3-5)	-	-
8. -Mortgage Loans (Schedule 3-6)	-	-
9. -Planholders' Loans (Schedule 3-7)	-	-
10. -Stocks (Schedule 3-8)	11,803,332.35	12,115,340.42
11. -Real Estate (Schedule 3-9)	111,203,817.19	133,123,175.57
12. -Other Investment (Schedule 3-10)	-	-
13. -Accrued Investment Income (Schedule 3-11)	654,308.90	718,846.78
14. -Accounts/Notes Receivable (Schedule 3-12)	35,761,414.49	23,940,355.78
15. -Property and Equipment (Schedule 3-13)	-	-
16. -Inventories (Schedule 3-14)	-	-
17. -Other Assets (Schedule 3-15)	21,269,279.32	20,806,095.48
18. Total Assets	352,829,886.60	331,511,782.76
LIABILITIES		
19. Pre-need Reserves (Exhibit 6- Seriatim List)	33,260,781.85	30,394,126.46
20. Insurance Premium Reserve (Schedule 4)	102,232.56	129,182.59
21. Other Reserves (Schedule 5)	7,187,239.23	10,836,530.00
22. Planholders' Benefits Payable (Schedule 6)	4,103,315.93	3,150,589.35
23. Planholders' Deposits (Schedule 7)	6,344.68	7,212.21
24. Counselors' Bond Reserves (Schedule 8)	2,733.30	2,733.30
25. Accounts/Notes Payable (Schedule 9)	5,130,945.35	4,662,144.92
26. Taxes Payable (Schedule 10)	159,558.18	171,504.74
27. Accrued Expenses (Schedule 11)	1,034,095.63	861,028.44
28. Other Liabilities (Schedule 12)	3,962,060.73	2,159,136.29
29. Total Liabilities	54,949,307.44	52,374,188.30
STOCKHOLDERS' EQUITY		
30. Paid-up Capital Stock (Schedule 13)	137,500,000.00	137,500,000.00
31. Additional Paid-in Capital	-	-
32. Deposit for Future Subscription	-	-
33. Special Surplus Funds:		
34. Fluctuation/Revaluation Reserve - Trust Funds	305,328.70	130,255.12
35. Fluctuation/Revaluation Reserve -Corporate Assets	7,596,626.92	7,908,634.99
36. Retained Earnings - Trust Fund	1,384,782.66	-
37. Retained Earnings - Corporate Assets	149,755,006.52	136,885,841.26
38. Accumulated Re-measurement on Defined Benefit Plan	(320,123.54)	(137,742.04)
39. Adjustment due to Change in Classification from Financial Assets at FVPL and at FVOCI to Amortized Cost	1,658,957.90	(3,149,394.87)
40. Total Stockholders' Equity	297,880,579.16	279,137,594.46
41. Total Liabilities & Stockholders' Equity	352,829,886.60	331,511,782.76

ANNUAL STATEMENT for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

Exhibit 2- INCOME STATEMENT

(Accrual Basis)

Premiums		P		a
Increase(Decrease) in Pre-Need Reserves			<u>(2,866,655.39)</u>	b
Increase(Decrease) in Insurance Premium Reserves				c
Increase(Decrease) in Other Pre-Need Reserves			<u>3,556,975.31</u>	d
Unrealized Re-measurement Loss on Investment Properties			<u>(1,170,189.39)</u>	e
Total Direct Income (a ± b ± c ± d + e)			<u>(479,869.47)</u>	f
Less: Benefit Payments (Surrenders, maturities, lapsed, terminated, etc.)	P	<u>5,897,191.35</u>		g.1
Commissions Expenses				g.2
*Other Direct Expenses (insurance , discount, overrides, bonus, etc.)		<u>137,477.39</u>		g.3
Total Direct Expenses (g.1 + g.2 + g.3)			<u>6,034,668.74</u>	g
Gain/(Loss) (f - g)			<u>(6,514,538.21)</u>	h
Plus: Interest/Income Earned from the following Trust Fund/Placements/Investments.				
(Gross of Final Taxes)				
Bonds				i.1
Stocks		<u>607,012.61</u>		i.2
Real Estate		<u>27,960,524.18</u>		i.3
Purchase Money Mortgage				i.4
Mortgage Loans				i.5
Collateral Loans				i.6
Guaranteed Loans				i.7
Other Loans				i.8
Short-term Investments				i.9
Other Investments (specify) Trust Fund Income		<u>1,780,687.91</u>		i.10
Bank Deposits (Time/Deposits)		<u>6,842,817.58</u>		i.11
Total Gain/(Loss) & Interest Earned (h + i)			<u>30,676,504.07</u>	j
Other Income/Expense items:				
Depreciation - Building		<u>(5,927,534.80)</u>		k.1
Investment Expenses				k.2
*Other Income/Other Expenses (ex. Forex gain/(loss), etc.)		<u>239,700.60</u>		k.3
Sub-Total (j + k)			<u>24,988,669.87</u>	l
Less: Taxes other than Income tax				
Taxes on Real Estate		<u>567,227.90</u>		m.1
Documentary Stamp Tax				m.2
Corporate Residence Certificate		<u>10,500.00</u>		m.3
Assessment, Licenses & Fees		<u>689,600.53</u>		m.4
VAT & Fringe Benefit Tax				m.5
Final Taxes		<u>1,368,563.51</u>		m.6
Other General Expenses				
Salaries & Wages		<u>2,634,441.46</u>		n.1
Allowance to Officers				n.2
Allowance to Employees				n.3
Pension, Retirement, & Other similar benefits (SSS, Medicare, etc.)		<u>3,150,221.72</u>		n.4
Rent, Light & Water		<u>374,749.91</u>		n.5
Other General Expenses		<u>1,713,719.13</u>		n.6
Sub-Total (taxes & general expenses) (m + n)			<u>10,509,024.16</u>	o
Net Income/(Loss) before Income Tax			<u>14,479,645.71</u>	p
Less: Income Tax			<u>2,780,669.84</u>	q
Net Income/(Loss) for the year (p - q)			<u>11,698,975.87</u>	r

Note: Capital Gains/(Losses) on shares of stock and FXTN (PNB) amounting to P 7,901,955.62 is excluded (Please refer to Equity as per Audited Financial Statements).

**Please specify on separated sheet*

/stats

Cityplans, Incorporated
 Schedule of Accounts
 For the Year Ended December 31, 2019

1. Other Direct Expenses		
Documentary Stamp Tax & SEC Registration Fees		151,500.00
Insurance - Pensionholder		(14,022.61)
		<u>137,477.39</u>
2. Other Income / Other Expenses - Net		
Miscellaneous Income - CPI	200.00	
Miscellaneous Income - Oxford	1,572.61	
Miscellaneous Income - RET	8,067.30	
Miscellaneous Income - Windsor	2.79	
Miscellaneous Income - Client	2,767.86	
Miscellaneous Income - AP OfficeSupplies	12,500.00	
Miscellaneous Income - OS RE	1,700.89	
Miscellaneous Income - OS Others	2,053.58	
Miscellaneous Income _ Restoration	75,159.19	
Miscellaneous Income - Notarial	892.86	
Miscellaneous Income - OfficeSupplies	14,285.71	
Miscellaneous Income- Notarial	1,199.46	
Misc. Income - Office Supplies	5,357.14	
Miscellaneous Income - Refund Reg. Exp.	9,806.08	
Miscellaneous Income - Meralco Refund	159,179.18	
Misc. Income - Office Supplies	21,428.56	
Other Income - CPI1 GET (VAT)	527.24	
Other Income - CPI MET4 (VAT)	1,217.78	
Other Income - Others Xerox	71.44	
Other Income - TMR2 (CPI) VAT	17,578.86	
Other Income - GCR	11,088.89	
Other Income - PPT1	4,776.19	<u>351,433.61</u>
Miscellaneous Expenses	2,450.00	
Miscellaneous Expense - Bank Charges	10,754.80	
Miscellaneous Expense - Meals	6,231.16	
Miscellaneous Expense - Others	92,297.05	<u>111,733.01</u>
		<u>239,700.60</u>

ANNUAL STATEMENT for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

EXHIBIT 3 - SUMMARY OF MONTHLY DEPOSITS TO THE TRUST FUND (Per Plan)

Month (1)	Amount Collected (2)	Amount of Required Deposit (3)	Amount of Actual Deposit (4)	Remarks (5)
Memorial Plan:				
January				
February				
March				
April				
May				
June				
July				
August				
September				
October				
November				
December				
Education Plan:				
January				
February				
March				
April				
May				
June				
July				
August				
September				
October				
November				
December				
Pension Plan:				
Union Bank of the Philippines (UBP)				
January	0.00	0.00	0.00	
February	0.00	0.00	0.00	
March	0.00	0.00	0.00	
April	0.00	3,419,653.79	3,419,653.79	
May	0.00	0.00	0.00	
June	0.00	0.00	0.00	
July	0.00	0.00	0.00	
August	0.00	0.00	0.00	
September	0.00	0.00	0.00	
October	0.00	0.00	0.00	
November	0.00	0.00	0.00	
December	0.00	0.00	0.00	
	0.00	3,419,653.79	3,419,653.79	
GRAND TOTAL	0.00	3,419,653.79	3,419,653.79	

ANNUAL STATEMENT for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

EXHIBIT 4 - SUMMARY OF MONTHLY WITHDRAWALS FROM THE TRUST FUNDS (Per Plan)

Month	Total Amount of Benefits Paid	Total Amount of Withdrawal	Breakdown / Purpose of Withdrawal			Others	Description for "Others"
			Planholders' Benefits	Trustee's Fees	Taxes		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Memorial Plan:							
January							
February							
March							
April							
May							
June							
July							
August							
September							
October							
November							
December							
Education Plan:							
January							
February							
March							
April							
May							
June							
July							
August							
September							
October							
November							
December							
Pension Plan:							
Union Bank of the Philippines (UBP)							
January	-	29,804.64	-	5,512.05	23,874.95	417.64	BIR Registration Fee / Provision for Losses - Loans & Receivables
February	-	29,156.65	-	5,590.78	23,649.33	(83.46)	Provision for Losses - Loans & Receivables
March	-	29,138.18	-	5,313.93	23,908.82	(84.57)	Provision for Losses - Loans & Receivables
April	-	36,128.21	-	11,334.81	24,879.10	(85.70)	Provision for Losses - Loans & Receivables
May	230,190.61	280,276.30	230,190.61	891.95	27,831.08	21,362.66	2018 Actuarial Valuation Fee, Association dues, Real Estate Tax, and Provision for Losses - Loans & Receivables
June	-	33,108.70	-	6,787.07	27,142.78	(821.15)	Provision for Losses - Loans & Receivables
July	-	37,072.69	-	6,657.73	29,675.03	739.93	Provision for Losses - Loans & Receivables
August	-	32,108.62	-	6,906.17	25,292.81	(90.36)	Provision for Losses - Loans & Receivables
September	1,961,104.02	1,998,137.83	1,961,104.02	7,096.31	23,939.76	5,997.74	Association dues / Water Bill / Electric Bill / Provision for Losses - Loans & Receivables
October	-	30,659.56	-	6,924.36	23,827.98	(92.78)	Provision for Losses - Loans & Receivables
November	-	30,674.86	-	6,970.17	23,798.71	(94.02)	Provision for Losses - Loans & Receivables
December	2,354,977.55	2,412,749.41	2,354,977.55	6,982.64	23,703.63	27,085.59	Restoration of GET 1502, Real Estate Tax and Provision for Losses - Loans & Receivables
	4,546,272.18	4,979,015.65	4,546,272.18	76,987.97	301,523.98	54,251.52	
Philippine National Bank formerly Allied Banking Corporation (PNB)							
January	-	7,240.29	-	3,583.93	3,156.36	500.00	BIR Registration Fee
February	-	6,446.53	-	3,263.42	3,183.11	-	
March	-	12,423.96	-	3,643.02	8,780.94	-	
April	-	(6,180.23)	-	3,552.42	(12,588.08)	2,855.43	Fire Insurance
May	-	8,022.10	-	3,684.60	4,337.50	-	
June	-	7,736.32	-	3,584.75	4,151.57	-	
July	-	7,749.82	-	3,732.81	4,017.01	-	
August	-	7,377.95	-	3,777.56	3,600.39	-	
September	-	7,842.85	-	3,680.31	3,182.06	980.48	Provision for Credit and Losses
October	-	7,755.81	-	3,825.66	3,351.59	578.56	Provision for Credit and Losses
November	-	7,567.45	-	3,726.41	3,315.66	525.38	Provision for Credit and Losses
December	-	14,044.77	-	3,856.11	3,432.05	6,756.61	BIR Registration Fee, Postage Meter Stamp, Building Improvement and Provision for Credit and Losses
	-	88,027.62	-	43,911.00	31,920.16	12,196.46	
GRAND TOTAL	4,546,272.18	5,067,043.27	4,546,272.18	120,878.97	333,444.14	68,447.98	

ANNUAL STATEMENT For the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

Exhibit 5 - SUMMARY OF MONTHLY SALES FOR THE YEAR

Plan Type	Registration of Plans/Contracts		Amount Sold	Balance of Unsold Plans/Contracts
	Date Approved	Amount Approved		
(1)	(2)	(3)	(4)	(5)
Memorial Plan:				
January				
February				
March				
April				
May		N O N E		
June				
July				
August				
September				
October				
November				
December				
Sub-total				
Education Plan:				
January				
February				
March				
April		N O N E		
May				
June				
July				
August				
September				
October				
November				
December				
Sub-total				
Pension Plan:				
January				
February				
March		N O N E		
April				
May				
June				
July				
August				
September				
October				
November				
December				
Sub-total				
GRAND TOTAL			-	-

ANNUAL STATEMENT for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

EXHIBIT 7 - LIST OF AVAILING PLANS FOR THE SUCCEEDING YEAR

Planholders' Name (1)	Contract / Policy Number (2)	Plan Type (3)	Term Of Contract		Benefit Payable (6)
			Issue Date (4)	Maturity Date (5)	
Memorial Plan:					
Sub-total					-
Education Plan:					
Sub-total					-
Pension Plan:					
Breakdown Attached (Please refer to Exhibit 7 File - Soft Copy)					
Maturing 2020					1,696,821.04
Matured Plans (Availing the Monthly Pension)					570,164.13
Sub-total					2,266,985.17
GRAND TOTAL					2,266,985.17
Note: For the supporting details, provide <u>soft copy indicating all the required information of Exhibit 7.</u>					

ANNUAL STATEMENT for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

Exhibit 8 - CLAIMS / BENEFITS FILED

Date of Claim	Contract Number	Planholders' Name	Inception Date	Plan Type	Maturity Value	Maturity Date	Contract Price	Total Installments Made	Total Insurance Premium Paid	Amount of Benefits Paid	Date Paid	Status of Claim
Memorial Plan:												
1												
2												
3												
4												
5					N	O	N	E				
6												
7												
8												
9												
10												
Sub-total												
Education Plan:												
1												
2												
3												
4												
5												
6												
7												
8												
9												
10												
Sub-total												
Pension Plan:												
1												
2												
3												
4												
5												
6												
7												
8												
9												
10												
Sub-total												
Grand Total												

ANNUAL STATEMENT for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

SCHEDULE 1 - INVESTMENTS IN TRUST FUNDS

Description	VALUE OF INVESTMENTS							INTEREST / DIVIDEND / RENTAL INCOME			
	MEMORIAL (2)	% to Total Equity (3)	PENSION (3)	% to Total Equity (4)	EDUCATION (5)	% to Total Equity (6)	TOTAL (7)	Collected During the Year (8)	Accrued Previous Year (9)	Accrued Current Year (10)	Earned During the Year (11)
Government Securities	-	-	24,776,965	-	-	-	24,776,965	1,361,018	189,304	192,602	1,364,317
Cash in Savings/Time Deposits	-	-	5,879,735	-	-	-	5,879,735	333,264	23,423	16,910	326,751
Mutual Funds/UITF	-	-	-	-	-	-	-	-	-	-	-
Short Term Investments	-	-	-	-	-	-	-	-	-	-	-
Corporate Bonds	-	-	-	-	-	-	-	-	-	-	-
Mortgage Loans	-	-	-	-	-	-	-	-	-	-	-
Planholders' Loans	-	-	82,081	-	-	-	82,081	12,437	-	-	12,437
Stocks	-	-	716,126	-	-	-	716,126	36,107	-	-	36,107
Real Estate	-	-	3,999,491	-	-	-	3,999,491	279,680	-	-	279,680
Other Investments	-	-	-	-	-	-	-	-	-	-	-
Accrued Investment Income	-	-	209,499	-	-	-	209,499	-	-	-	-
Other Assets	-	-	3,038,703	-	-	-	3,038,703	-	-	-	-
Allowance for Credit & Losses - PNB	-	-	-	-	-	-	-	-	-	(13)	(13)
TOTAL ASSETS	-	-	38,702,600	-	-	-	38,702,600	2,022,505	212,726	209,499	2,019,278
Accrued Trust Fees	-	-	32,285	-	-	-	32,285	-	-	-	-
Accrued Taxes	-	-	177,120	-	-	-	177,120	-	-	-	-
Other Liabilities	-	-	767,285	-	-	-	767,285	-	-	-	-
TOTAL LIABILITIES	-	-	976,691	-	-	-	976,691	-	-	-	-
TOTAL EQUITY	-	-	37,725,909	-	-	-	37,725,909	-	-	-	-
Less: Adjustment due to Changes in Classification from Financial Assets at FVOCI to Amortized Cost	-	-	1,658,959	-	-	-	1,658,959	-	-	-	-
Balance per Audited Financial Statements	-	-	36,066,950	-	-	-	36,066,950	-	-	-	-

ANNUAL STATEMENT For the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

SCHEDULE 2 - INSURANCE PREMIUM FUND (IPF)

Description*	VALUE OF INVESTMENTS				INTEREST / DIVIDEND / RENTAL INCOME			
	MEMORIAL (2)	PLAN			Collected During the Year (6)	Accrued Previous Year (7)	Accrued Current Year (8)	Earned During the Year (9)
		PENSION (3)	EDUCATION (4)	TOTAL (5)				
Government Securities								
Cash in Savings/Time Deposits	-	150,000.00	-	150,000.00	7,849.93	780.00	1,757.50	8,827.43
Mutual Funds/UITF								
Short Term Investments								
Corporate Bonds								
Mortgage Loans								
Planholders' Loans								
Stocks								
Real Estate								
Other Investments								
Accrued Investment Income								
TOTAL INVESTMENTS	-	150,000.00	-	150,000.00	7,849.93	780.00	1,757.50	8,827.43

ANNUAL STATEMENT for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

SCHEDULE 3-2 Corporate Assets - Cash on hand and in banks

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							
												3	4	7	8	9	10	11
1	2			5	6													
Cash in Company's Office:																		
Petty Cash Fund																		
Revolving Fund							500.00											
Commission Fund							-											
Sub-total							500.00											
Cash in Bank:																		
Current Accounts:																		
1	BPI - Ayala East	CASA1731-0095-85					114,146.32											
2	Security Bank	CASA 0000-005537-048					68,505.61											
3	UCPB2 - Ayala	103-008443-1																
4	Phil. Savings Bank	CASA001-33200033-6					30,562.11											
5	China Bank	CASA212-0244919					50,619.11											
6	Metrobank	7-002-12325-4					10,000.00											
7	Security Bank	0000-010984-326					127,586.97											
8	Banco De Oro	00-7108-0-1255-9					90,563.67											
Sub-total							491,983.79											
Savings Accounts:																		
1	UCPB - Ayala	103-121710-4					1,665,877.22											
2	UCPB - Ayala	Unreleased Checks					72,180.98											
3	UCPB2 - Ayala	103-140232-1					29,914.34											
4	Metrobank	096-301166435-0					71,101.33											
5	UCPB2 - MC	10-103-001356-8					80,267.52											

ANNUAL STATEMENT for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

SCHEDULE 3-1 Corporate Assets - GOVERNMENT SECURITIES

SECURITY	DATE			INITIAL ACQUISITION/BOOKING VALUE			PRICE			INTEREST									
	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 Gain (Loss)	Annual Coupon Rate	How Paid*	Collected During the Year	Accrued Previous Year	Accrued Current Year	Earned During the Year	
Description	1	2	3	4	5	6	7	8	9	10	11	12	13= (12-11)	14	15	16	17	18	19 = (16+17-18)
DOMESTIC ISSUES:																			
FXTN:																			
1																			
2																			
3							N	O	N	E									
4																			
5																			
TREASURY BILLS																			
1																			
2																			
3																			
FOREIGN ISSUES:																			
1																			
2																			
3																			
4																			
5																			
TOTALS																			

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

32	UCPB Savings Bank	166994	10-16-19	03-27-20	4.750000%	163	2,200,000.00	2,200,000.00				
33	PNB Saving Bank	026319	10-29-19	04-13-20	3.875000%	167	2,000,000.00	2,000,000.00				
34	UCPB Savings Bank	167015	10-17-19	04-02-20	4.750000%	168	4,000,000.00	4,000,000.00				
35	UCPB Savings Bank	167016	10-17-19	04-14-20	4.750000%	180	4,100,000.00	4,100,000.00				
36	UCPB Savings Bank	167033	10-18-19	04-28-20	4.750000%	193	5,100,000.00	5,100,000.00				
							46,450,000.00	46,450,000.00				
	Sub-total						131,850,000.00	131,850,000.00	6,902,588.79	717,842.48	652,551.40	6,837,297.71
	GRAND TOTAL						131,850,000.00	134,261,825.18	6,906,575.84	718,066.78	652,551.40	6,841,060.46

ANNUAL STATEMENT for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

SCHEDULE 3-3 - Corporate Assets - MUTUAL FUNDS/ UITF

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
Mutual Funds								
1								
2		N	O	N	E			
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								

ANNUAL STATEMENT for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

SCHEDULE 3-4 - Corporate Assets - SHORT TERM INVESTMENTS

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 During the Year	Accrued Previous Year	Accrued Current Year	Earned During the Year
		1	3	2	4	3	5	4	6	5	7
1 Special Deposit Accounts (BSP)	2										
2											
3						N	O	N	E		
4											
5											
6											
7											
TOTAL											

ANNUAL STATEMENT for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

SCHEDULE 3-6 Corporate Assets - MORTGAGE LOANS

Name and Address of Mortgagor (1)	Description of Property (TCT/CCT No.; Location; Area) (2)	Record of Mortgage: (Registry No.; Entry No.; City/Prov.; Amt of Notation) (3)	Market Value of Land Mortgaged (4)	Sound Value of Building (5)	Term of Loan		Amount of Original Loan (8)	PRINCIPAL				INTEREST							
					Date Given (6)	Date Due (7)		Amount Unpaid Dec.31 Prev Yr (9)	Loaned During the Year (10)	Paid During the Year (11)	Amount Unpaid Dec.31 Current Yr (12)	Annual Rate (13)	Collected During the Year (14)	Accrued Previous Year (15)	Accrued Current Year (16)	Earned During the Year (17)			
1																			
2																			
3																			
4																			
5																			
6			N	O															
7																			
8																			
9																			
10																			
11																			
12																			
13																			
14																			
15																			
16																			
17																			
18																			
19																			
20																			
TOTALS																			

ANNUAL STATEMENT for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

SCHEDULE 3-3 Corporate Assets - 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								
						At Acquisition Date	At Closing/Balance Sheet Date					2016	2017	2018	Collected During the Year	Accrued Previous Year	Accrued Current Year	Earned During the Year		
						7	8					(10)	(11)	(12)	(13)	(14)	(15)	(16)		
1	2	3	4	5	6					11	12 = (11-10)									
	Common Shares:																			
	City & Land Developers, Inc (CLDI) Shares	737	12/28/94	Purchased	3,500	10,500.00	8,085.00	10,500.00	10,500.00	8,085.00	(2,415.00)									
		738	12/28/94	-do-	7,000															
		767	09/24/96	-do-	30,000	90,900.00	26,334.00	90,900.00	90,900.00	26,334.00	(64,566.00)									
		768	10/16/96	-do-	4,200	12,600.00		12,600.00	12,600.00	0.00	(12,600.00)									
		770	03/21/97	-do-	10,000	30,000.00	7,700.00	30,000.00	30,000.00	7,700.00	(22,300.00)									
		771	04/04/97	-do-	4,500	13,500.00	3,465.00	13,500.00	13,500.00	3,465.00	(10,035.00)									
		780	01/28/98	-do-	10,000	22,000.00	7,700.00	22,000.00	22,000.00	7,700.00	(14,300.00)									
		1254	03/29/99	-do-	44,400	44,400.00	34,188.00	44,400.00	44,400.00	34,188.00	(10,212.00)									
		1255	03/29/99	-do-	22,500	22,500.00	17,325.00	22,500.00	22,500.00	17,325.00	(5,175.00)									
		1497	03/29/99	-do-	9,000	12,600.00	6,930.00	12,600.00	12,600.00	6,930.00	(5,670.00)									
		1513	03/29/99	-do-	3,675	5,145.00	2,829.75	5,145.00	5,145.00	2,829.75	(2,315.25)									
		1514	03/29/99	-do-	5,250	7,350.00	4,042.50	7,350.00	7,350.00	4,042.50	(3,307.50)									
		1515	03/29/99	-do-	9,750	13,650.00	7,507.50	13,650.00	13,650.00	7,507.50	(6,142.50)									
		1516	03/29/99	-do-	3,675	5,145.00	2,829.75	5,145.00	5,145.00	2,829.75	(2,315.25)									
		1517	03/29/99	-do-	7,500	10,500.00	5,775.00	10,500.00	10,500.00	5,775.00	(4,725.00)									
		1518	03/29/99	-do-	7,500	10,500.00	5,775.00	10,500.00	10,500.00	5,775.00	(4,725.00)									
		1519	03/29/99	-do-	10,500	14,700.00	8,085.00	14,700.00	14,700.00	8,085.00	(6,615.00)									
		1520	03/29/99	-do-	1,125	1,575.00	866.25	1,575.00	1,575.00	866.25	(708.75)									
		1521	03/29/99	-do-	15,000	21,000.00	11,550.00	21,000.00	21,000.00	11,550.00	(9,450.00)									
		1522	03/29/99	-do-	1,125	1,575.00	866.25	1,575.00	1,575.00	866.25	(708.75)									
		1523	03/29/99	-do-	1,575	2,205.00	1,212.75	2,205.00	2,205.00	1,212.75	(992.25)									
		1524	03/29/99	-do-	1,575	2,205.00	1,212.75	2,205.00	2,205.00	1,212.75	(992.25)									
		1525	03/29/99	-do-	3,750	5,250.00	2,887.50	5,250.00	5,250.00	2,887.50	(2,362.50)									
		1527	03/29/99	-do-	2,625	3,675.00	2,021.25	3,675.00	3,675.00	2,021.25	(1,653.75)									
		1528	03/29/99	-do-	4,500	6,300.00	3,465.00	6,300.00	6,300.00	3,465.00	(2,835.00)									
		1529	03/29/99	-do-	7,500	10,500.00	5,775.00	10,500.00	10,500.00	5,775.00	(4,725.00)									
		1530	03/29/99	-do-	9,750	13,650.00	7,507.50	13,650.00	13,650.00	7,507.50	(6,142.50)									
		1531	03/29/99	-do-	3,750	5,250.00	2,887.50	5,250.00	5,250.00	2,887.50	(2,362.50)									
		1532	03/29/99	-do-	750	1,050.00	577.50	1,050.00	1,050.00	577.50	(472.50)									

ANNUAL STATEMENT for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

SCHEDULE 3-9 Corporate Assets - REAL ESTATE

TCT/CCT Number.; City/Province (1)	Area & Description of Lot / Building (2)	Name of Vendor (3)	Date Acquired (4)	Estimated Life of Building (5)	Actual Cost (6)	Accumulated Depreciation Building (7)	Net Book Value (8)	Market Value per Appraisal (9)	RENTAL INCOME				Encumbrance (if Any) (14)	
									Collected During the Year (10)	Accrued Previous Year (11)	Accrued Current Year (12)	Earned During the Year (13)		
Occupied by the Company:														
Lot														
Building														
Sub-total														
Investment Properties														
Lot														
Building														
Condominium Units at:														
A. Grand Emerald Tower located														
F. Ortigas Jr. Ave., Ortigas Center														
Pasig City														
Unit No. / CCT No.														
1702 / 0112012006155	21.20 sq.m	City & Land	Nov. 2007		927,574.20	296,823.70	630,750.50							
1703 / 0112012006105	20.96 sq.m	Developers, Inc.	Nov. 2007		935,319.35	299,302.15	636,017.20							
1903 / 0112012006228	20.96 sq.m		Nov. 2007		926,248.25	296,399.41	629,848.84							
2003 / 0112012006103	20.96 sq.m		Nov. 2007		922,951.80	295,344.55	627,607.25							
2303 / 0112012006190	20.96 sq.m		Nov. 2007		923,538.05	295,532.15	628,005.90							
2603 / 0112012006302	20.96 sq.m		Nov. 2007		925,891.35	296,285.20	629,606.15							
2702 / 0112012006104	21.20 sq.m		Nov. 2007		938,734.10	300,394.88	638,339.22							
3102 / 0112012006137	21.20 sq.m		Nov. 2007		956,012.00	305,923.81	650,088.19							
3103 / 0112012006244	20.96 sq.m		Nov. 2007		933,801.05	298,816.31	634,984.74							
Sub-total														
			25 years		8,390,070.15	2,684,822.16	5,705,247.99	-	1,202,637.40	-	-	1,202,637.40		
B. Grand Central Residences located at														
EDSA cor. Sultan, Mandaluyong City														
Unit No. / CCT No.														
1708 / 008-2017010768	18.31 sq.m	Cityland Dev.	Aug. 2011		1,027,892.89	185,020.72	842,872.17							
2208 / 008-2017009937	18.31 sq.m	Corporation	Aug. 2011		1,027,892.89	185,020.72	842,872.17							

0432 / 008-2017010769	18.06 sq.m	Aug. 2011	1,066,856.60	192,034.19	874,822.41				
0531 / 008-2017010781	18.42 sq.m	Aug. 2011	1,087,616.33	195,770.94	891,845.39				
0532 / 008-2017005509	18.06 sq.m	Aug. 2011	1,066,856.60	192,034.19	874,822.41				
0627 / 008-2017010210	18.42 sq.m	Aug. 2011	1,087,616.33	195,770.94	891,845.39				
0926 / 008-2017010780	18.06 sq.m	Aug. 2011	1,066,856.60	192,034.19	874,822.41				
0927 / 008-2017010783	18.42 sq.m	Aug. 2011	1,087,616.33	195,770.94	891,845.39				
0931 / 008-2018001163	18.42 sq.m	Aug. 2011	1,087,616.33	195,770.94	891,845.39				
1026 / 008-2017009943	18.31 sq.m	Aug. 2011	1,066,856.60	192,034.19	874,822.41				
0508 / 008-2017009946	18.31 sq.m	Aug. 2011	1,027,892.89	185,020.72	842,872.17				
0509 / 008-2017009947	18.42 sq.m	Aug. 2011	1,047,875.95	188,617.67	859,258.28				
0514 / 008-2018001157	18.42 sq.m	Aug. 2011	1,047,875.95	188,617.67	859,258.28				
0515 / 008-2017004601	18.06 sq.m	Aug. 2011	1,027,892.89	185,020.72	842,872.17				
0714 / 008-2018001158	18.42 sq.m	Aug. 2011	1,047,875.95	188,617.67	859,258.28				
0914 / 008-2018001159	18.42 sq.m	Aug. 2011	1,047,875.95	188,617.67	859,258.28				
0915 / 008-2017009942	18.31 sq.m	Aug. 2011	1,027,892.89	185,020.72	842,872.17				
1008 / 008-2017007854	18.06 sq.m	Aug. 2011	1,027,892.89	185,020.72	842,872.17				
1614 / 008-2017009591	18.42 sq.m	Aug. 2011	1,047,875.95	188,617.67	859,258.28				
1615 / 008-2018000618	18.31 sq.m	Aug. 2011	1,027,892.89	185,020.72	842,872.17				
0510 / 008-2018001152	18.11 sq.m	April 2012	1,007,674.34	181,381.38	826,292.96				
0610 / 008-2017010776	18.11 sq.m	April 2012	1,014,905.61	182,683.01	832,222.60				
0632 / 008-2017003534	18.31 sq.m	April 2012	1,130,711.49	203,528.07	927,183.42				
0710 / 008-2016006702	18.11 sq.m	April 2012	986,462.86	177,563.31	808,899.55				
0810 / 008-2016008002	18.11 sq.m	April 2012	993,394.80	178,811.06	814,583.74				
1114 / 008-2017010777	18.42 sq.m	April 2012	1,141,246.12	205,424.30	935,821.82				
1714 / 008-2017010778	18.42 sq.m	April 2012	1,138,932.67	205,007.88	933,924.79				
2104 / 008-2018001166	29.88 sq.m	April 2012	1,468,899.38	264,401.89	1,204,497.49				
2114 / 008-2017009948	18.42 sq.m	April 2012	1,135,689.86	204,424.17	931,265.69				
2605 / 008-2016007584	30.30 sq.m	April 2012	1,477,893.27	266,020.79	1,211,872.48				
2701 / 008-2018000620	29.88 sq.m	April 2012	1,515,752.07	272,835.37	1,242,916.70				
2704 / 008-2017008061	29.88 sq.m	April 2012	1,483,303.79	266,994.69	1,216,309.10				
2705 / 008-2017009951	30.30 sq.m	April 2012	1,477,893.27	266,020.80	1,211,872.47				
2735 / 008-2018001155	30.30 sq.m	April 2012	1,510,208.02	271,837.45	1,238,370.57				
2804 / 008-2017008408	29.88 sq.m	April 2012	1,483,303.79	266,994.69	1,216,309.10				
3101 / 008-2018001165	29.88 sq.m	April 2012	1,483,303.79	266,994.69	1,216,309.10				
3104 / 008-2017008407	29.88 sq.m	April 2012	1,483,303.79	266,994.69	1,216,309.10				
3201 / 008-2018001168	29.88 sq.m	April 2012	1,483,303.79	266,994.69	1,216,309.10				
0410 / 008-2016006687	18.11 sq.m	April 2013	1,052,174.55	189,391.43	862,783.12				
0428 / 008-2017004600	18.11 sq.m	April 2013	1,034,590.10	186,226.23	848,363.87				
0528 / 008-2017010770	18.11 sq.m	April 2013	1,038,163.40	186,869.42	851,293.98				
0612 / 008-2017009941	18.11 sq.m	April 2013	1,017,573.03	183,163.16	834,409.87				
0712 / 008-2016006703	18.11 sq.m	April 2013	1,024,782.82	184,460.92	840,321.90				
0812 / 008-2016007583	18.11 sq.m	April 2013	1,082,437.68	194,838.79	887,598.89				
0928 / 008-2017009940	18.11 sq.m	April 2013	1,072,093.47	192,976.83	879,116.64				
0530 / 008-2017009952	19.76 sq.m	June 2013	1,173,933.30	211,308.00	962,625.30				

0726 / 008-2018000617	18.31 sq.m.		June 2013	1,172,946.36	211,130.35	961,816.01			
0732 / 008-2017010775	18.31 sq.m.		June 2013	1,172,946.36	211,130.35	961,816.01			
1208 / 008-2017007591	18.31 sq.m.		June 2013	1,188,525.13	213,934.53	974,590.60			
1510 / 008-2018001164	18.11 sq.m.		June 2013	1,184,551.40	213,219.26	971,332.14			
1728 / 008-2018001162	18.11 sq.m.		June 2013	1,190,331.66	214,259.71	976,071.95			
2128 / 008-2018000619	18.11 sq.m.		June 2013	1,185,615.86	213,410.86	972,205.00			
2214 / 008-2018001154	18.42 sq.m.		June 2013	1,190,441.27	214,279.44	976,161.83			
2310 / 008-2017010782	18.11 sq.m.		June 2013	1,181,146.38	212,606.36	968,540.02			
2312 / 008-2017009089	18.11 sq.m.		June 2013	1,190,749.06	214,334.84	976,414.22			
3212 / 008-2017009945	18.11 sq.m.		June 2013	1,185,177.14	213,331.90	971,845.24			
3612 / 008-2018001877	18.11 sq.m.		June 2013	1,180,994.05	212,578.94	968,415.11			
Sub-total			25 years	65,987,877.43	11,877,818.16	54,110,059.27	6,847,966.57	-	6,847,966.57
C. The Manila Residences located at									
2310 Taft Avenue, Malate Manila									
Unit No. / CCT No.									
2530 / 002-2017001629	24.73 sq.m		Aug. 2011	1,430,679.29	252,752.68	1,177,926.61			
2630 / 002-2016012029	24.73 sq.m		Aug. 2011	1,470,019.92	259,702.86	1,210,317.06			
2330 / 002-2017001436	24.73 sq.m		Aug. 2011	1,509,185.69	266,622.15	1,242,563.54			
2030 / 002-2017001435	24.73 sq.m		Aug. 2011	1,429,763.07	252,590.82	1,177,172.25			
1230 / 002-2016012027	24.73 sq.m		Aug. 2011	1,447,892.00	255,793.59	1,192,098.41			
1530 / 002-2016011177	24.73 sq.m		Aug. 2011	1,438,978.39	254,218.86	1,184,759.53			
0807 / 002-2016012026	24.99 sq.m		Aug. 2011	1,502,144.03	265,378.12	1,236,765.91			
0908B / 002-2016011123	21.24 sq.m		Aug. 2011	1,325,200.43	234,118.08	1,091,082.35			
1107 / 0022016016234	26.05 sq.m		Aug. 2011	1,441,089.45	254,591.81	1,186,497.64			
1007 / 002-2016011982	26.05 sq.m		Aug. 2011	1,469,208.71	259,559.55	1,209,649.16			
4011 / 002-2016013490	16.21 sq.m		Aug. 2011	1,210,488.74	213,852.36	996,636.38			
3935 / 002-2017001728	20.18 sq.m		June 2014	1,513,304.40	267,349.79	1,245,954.61			
4035 / 002-2016011530	20.18 sq.m		June 2014	1,513,304.40	267,349.79	1,245,954.61			
3835 / 002-2016016232	20.18 sq.m		June 2014	1,597,671.81	282,254.70	1,315,417.11			
3635 / 002-2016016372	20.18 sq.m		June 2014	1,585,332.46	280,074.75	1,305,257.71			
2835 / 002-2017000122	20.18 sq.m		June 2014	1,596,747.26	282,091.37	1,314,655.89			
2935 / 002-2017000120	20.18 sq.m		June 2014	1,695,792.79	299,589.41	1,396,203.38			
2707 / 002-2016016342	26.05 sq.m		June 2014	1,884,557.13	332,937.78	1,551,619.35			
3907 / 002-2016013878	26.05 sq.m		June 2014	1,920,104.08	339,217.74	1,580,886.34			
3707 / 002-2017002248	26.05 sq.m		June 2014	1,964,209.51	347,009.70	1,617,199.81			
3807 / 002-2016016408	26.05 sq.m		June 2014	2,006,143.57	354,418.05	1,651,725.52			
3507 / 002-2017000747	26.05 sq.m		June 2014	2,039,123.51	360,244.50	1,678,879.01			
3407 / 002-2016012004	26.05 sq.m		June 2014	2,039,123.51	360,244.50	1,678,879.01			
3307 / 002-2017001727	26.05 sq.m		June 2014	2,173,001.97	383,896.36	1,789,105.61			
2907 / 002-2016013905	26.05 sq.m		June 2014	2,105,628.27	371,993.68	1,733,634.59			

Sub-total					25 years	41,308,694.39	7,297,853.00	34,010,841.39	-	2,823,814.29	-	2,823,814.29
D. Makati Executive Tower IV located at P. Medina/Gil Puyat, Makati City												
Unit No. / CCT No.												
1106	006-2014010974	28.163 sq.m.	Cityland Dev. Corporation	April 2012		1,571,513.20	434,785.32	1,136,727.88				
1206	006-2014010067	28.16 sq.m.	Corporation	April 2012		1,582,983.55	437,958.78	1,145,024.77				
1604	006-2014010972	26.5 sq.m.		April 2012		1,578,566.00	436,736.59	1,141,829.41				
1806	006-2014009962	28.16 sq.m.		April 2012		1,582,392.55	437,795.27	1,144,597.28				
2006	006-2014010976	28.16 sq.m.		April 2012		1,581,216.15	437,469.80	1,143,746.35				
Sub-total					25 years	7,896,671.45	2,184,745.76	5,711,925.69	-	679,110.76	-	679,110.76
E. Pines Peak Tower I located at Union Pines/Pines Sts Barangka 'Mandaluyong City												
Unit No. / CCT No.												
1024	008-2017011254	19.45 sq.m.	Cityland Dev. Corporation	Aug. 2012		984,174.03	150,906.69	833,267.34				
1033	008-2018000778	19.45 sq.m.	Corporation	Aug. 2012		984,174.03	150,906.69	833,267.34				
1124	008-2017009938	19.45 sq.m.		Aug. 2012		984,174.03	150,906.69	833,267.34				
1133	008-2017009934	19.45 sq.m.		Aug. 2012		984,174.03	150,906.69	833,267.34				
1224	0082017011279	19.45 sq.m.		Aug. 2012		984,174.03	150,906.69	833,267.34				
1233	008-2017011281	19.45 sq.m.		Aug. 2012		984,174.03	150,906.68	833,267.35				
1524	008-2017011282	19.45sq.m.		Aug. 2012		984,174.03	150,906.68	833,267.35				
1533	008-2017011283	19.45 sq.m.		Aug. 2012		984,174.03	150,906.68	833,267.35				
1624	008-2017010771	19.45 sq.m.		Aug. 2012		984,174.03	150,906.68	833,267.35				
1633	008-2017010772	19.45 sq.m.		Aug. 2012		984,174.03	150,906.68	833,267.35				
1724	008-2017010773	19.45 sq.m.		Aug. 2012		984,174.03	150,906.68	833,267.35				
1733	008-2017010774	19.45 sq.m.		Aug. 2012		984,174.03	150,906.68	833,267.35				
1824	008-2017010788	19.45 sq.m.		Aug. 2012		984,174.03	150,906.68	833,267.35				
1833	008-2017009939	19.45 sq.m.		Aug. 2012		984,174.03	150,906.68	833,267.35				
Sub-total					25 years	13,778,436.42	2,112,693.57	11,665,742.85	-	1,555,655.80	-	1,555,655.80
GRAND TOTALS												
						137,361,749.84	26,157,932.65	111,203,817.19	-	13,109,184.82	-	13,109,184.82

ANNUAL STATEMENT for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

SCHEDULE 3-10 Corporate Assets - OTHER INVESTMENTS

Description	Account Number	Date of Placement	Date of Maturity	Number of Shares / Units	Acquisition cost	Market Value	INTEREST				
							Collected During the Year	Accrued Previous Year	Accrued Current Year	Earned During the Year	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(9)	(10)	
1											
2											
3											
4											
5											
6				N	O	N	E				
7											
8											
9											
10											
TOTAL											

ANNUAL STATEMENT for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED									
SCHEDULE 3-11 Corporate Assets - ACCRUED INVESTMENT INCOME									
Kind of Investment	Collected During the Year (2)	Accrued Investment Income		Unearned Investment Income		Earned During the Year (2+3-4+5-6) (7)			
		Current Year (5)	Previous Year (6)	Current Year (3)	Previous Year (4)				
1 Interest on Government Securities	-	-	-	-	-	-			
2 Income on Corporate Bonds	-	-	-	-	-	-			
3 Dividends on Stocks	607,012.61	-	-	-	-	607,012.61			
4 Income on Real Estate	13,109,184.82	-	-	-	-	13,109,184.82			
5 Interest on Mortgage Loans	-	-	-	-	-	-			
6 Interest on Planholders' Loans	-	-	-	-	-	-			
7 Income on Short Term Investments	-	-	-	-	-	-			
8 Income on Other Investments	-	-	-	-	-	-			
9 Interest on Bank Deposits	6,906,575.84	652,551.40	718,066.78	-	-	6,841,060.46			
Others:									
10 IPF - Time Deposit	7,849.93	1,757.50	780.00	-	-	8,827.43			
TOTAL	20,630,623.20	654,308.90	718,846.78	-	-	20,566,085.32			

ANNUAL STATEMENT for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

SCHEDULE Corporate Assets 3-12 ACCOUNTS/ NOTES RECEIVABLE

Name / Address of Debtor or Maker of Note*	Date Granted / Issued	Original Amount	Date of Last Payment	Amount Paid During the Year	Balance as of 12/31/2018	Balance as of 12/31/2019	Remarks <i>(Description: Nature, and Security, if any)</i>
(1)	(2)	(3)	(4)	(5)	(7)	(8)	(8)
Accounts Receivable:							
Secured:							
Various Clients Employee	8/2011 & 2018 /2019 & 12/04	1,000.00	1/23/2019	794.32 (850.00)	1,483.46 150.00	689.14 1,000.00	Elec Bill GET U 1603, Water bill - tenants Cash Advance - 5 pcs window handle
Various Clients - AP Registration	/2019 & 12/12/2019		1/2/2019	17,520.73	41,620.45	24,099.72	Advances A/P Registration
Various Clients - RET	12/2/2019		3/21/2019	(70,273.28)	128,107.08	198,380.36	RET payments
Various Clients -EST. REG.			12/27/2019	66,066.00	66,066.00	-	Estimated Registration Expenses
Various Clients - TMR2	12/2/2019		4/29/2019	(988.82)	211.18	1,200.00	Fire tax for TMR2 for 2020
Unsecured:							
1 Insurance Claims Receivable					-	-	
Sub-total				12,268.95	237,638.17	225,369.22	
Installment Contracts Receivable							
Secured:							
1 Various Clients				(11,833,327.66)	23,702,717.61	35,536,045.27	Receivable from Sale of Real Estate
Unsecured:							
1				(11,833,327.66)	23,702,717.61	35,536,045.27	
3							
Other Receivable:*							
GRAND TOTALS							
				(11,821,058.71)	23,940,355.78	35,761,414.49	

*To be itemized in detail.

ANNUAL STATEMENT for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

SCHEDULE 3-15 Corporate Assets - OTHER ASSETS

Particulars (1)	Nature of Account (2)	Balance	Balance of	Remarks (5)
		Previous Year (3)	Current Year (4)	
1 Input Tax	VAT on Purchases	20,183.05	14,140.36	
2 Other Assets - PLDT	Deposit for Tel. Instrument	800.00	800.00	
3 Other Assets - Meter Deposit	Deposit for Electric Meter	95,574.58	84,160.47	
4 Other Assets - CC10 Asso. (Elevator)	Capitalized Asset	7,722.68	7,020.56	
5 Net Pension Asset / Liability	Retirement Plan for Employees	686,099.00	383,280.00	
6 Prepaid Tax / Expenses	Prepaid Income Tax / RET	574,677.77	1,358,839.53	
7 Other Assets - One Taft Residences Units	Condominium Units (under construction)	19,421,038.40	19,421,038.40	
8				
9				
10				
	TOTAL	20,806,095.48	21,269,279.32	
<i>*To be Itemized in detail.</i>				

ANNUAL STATEMENT for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

SCHEDULE 4 - INSURANCE PREMIUM RESERVE

	Plan	Balance of	Balance
		Previous Year	Current Year
	(1)	(2)	(3)
1	Memorial	-	-
2	Pension	129,182.59	102,232.56
3	Education	-	-
TOTAL		129,182.59	102,232.56

ANNUAL STATEMENT for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

SCHEDULE 5 - OTHER RESERVES

	Plan	Balance of	Balance
		Previous Year	Current Year
	(1)	(2)	(3)
PENSION			
1	Pension Bonus	577,568.62	485,253.16
2	Trust Fund Deficiency	10,258,961.38	6,701,986.07
3			
TOTAL		10,836,530.00	7,187,239.23

ANNUAL STATEMENT for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

SCHEDULE 6 - PLANHOLDERS' BENEFITS PAYABLE

Name of Planholder (1)	Contract Number (2)	Nature of Account (3)	Balance	Balance	Remarks (6)
			Previous Year (4)	Current Year (5)	
Memorial Plan:					
1					
2					
3					
4					
5					
Sub-total					
Education Plan:					
1					
2					
3					
4					
5					
Sub-total					
Pension Plan:					
1	Roxanne C. Querubin	11630	Staled Check -FS-MV & PB; Add'l PB for 2002	11,771.31	11,771.31
2	Fernando Flores	10651	Staled Check -Additional Pension Bonus	71.53	71.53
3	Susan Alviola	10708	Staled Check -Additional Pension Bonus	848.91	848.91
4	Natalia S. Paulme	10780	Staled Check -Additional Pension Bonus	101.24	101.24
5	Ma. Geraldine S. Solitario	14635	Additional pension bonus for 2002	2,849.27	2,849.27
6	Salvador B. dela Peña	12046	Additional pension bonus -2002 / PB Dec 2001	2,271.87	2,271.87
7	Rodelio S. Roque	12138	Additional pension bonus for 2002	163.76	163.76
8	Joy A. Dean	10752	Additional pension bonus for 2002	408.02	408.02
9	Cheryl M. Zamora	10768	Additional pension bonus for 2002	408.02	408.02
10	Joel F. Malicsi	11678	Additional pension bonus-2002 / PB Dec. 2001	601.92	601.92
11	Teodoro Q. Valbuena	11982	Additional pension bonus-2002 / PB Dec. 2001	603.57	603.57
12	Raquel C. Canlas	11213	Full settlement of pension bonus – Dec. 2001	395.25	395.25
13	Jose O. Fournier	10703	Full settlement of pension bonus – Dec. 2001	2,120.08	2,120.08
14	Marvin T. Caro	11291	Full settlement of pension bonus – Dec. 2001	422.19	422.19
15	Alexander F. de Vera	10380	Full settlement of pension bonus – Dec. 2001	355.82	355.82
16	Ma. Belinda Medrana	12235	Staled Check-Additional pension bonus for 2003	1,774.64	1,774.64
17	Antonio Santos	12024	Staled Check-Additional pension bonus for 2003	134.55	134.55
18	Rodolfo L. Montero	11842	Staled Check-Additional pension bonus for 2004	653.70	653.70
19	Eleonor Maglalang	20431	Staled Check- Termination Values 03/03/05	997.50	997.50
20	Julietta N. Navor	14874	Additional pension bonus for 2003	310.80	310.80
21	Helen C. Lay	14842	Additional pension bonus for 2003	222.43	222.43
22	Soliza Nora F. Tornea	12559	Additional pension bonus for 2003	231.57	231.57
23	Magdalena M. Rañada	15913	Additional pension bonus for 2003	214.10	214.10
24	Angelito M. Rañada Jr.	15916	Additional pension bonus for 2003	212.78	212.78
25	Senen D. Sevilla	15576	Additional pension bonus for 2003	181.16	181.16
26	Evelyn C. Palarca	10747	Additional pension bonus for 2003	308.46	308.46
27	Joseph Y. Jimenez	10868	Additional pension bonus for 2003	166.26	166.26
28	Edna M. Jimenez	10866	Additional pension bonus for 2003	166.26	166.26
29	Marianito B. Aranas	18038	Additional pension bonus for 2004	252.73	252.73
30	Raymond Enriquez	16967	Additional pension bonus for 2004	360.74	360.74
31	Arce Oblea	17055	Additional pension bonus for 2004	1,252.84	1,252.84
32	Anita A. Regado	16303	Additional pension bonus for 2004	296.39	296.39
33	Joel R. Peñamora	17124	Additional pension bonus for 2004	245.73	245.73
34	Lourdes F. Quising	17867	Additional pension bonus for 2004	1,302.14	1,302.14
35	Belen B. Marciano	18060	Additional pension bonus for 2004	232.83	232.83
36	Ovette N. Ricalde	15495	Additional pension bonus for 2004	469.76	469.76
37	Joseph Aaron Miravalles	16922	Additional pension bonus for 2004	184.64	184.64
38	Julio Cesar M. Manalo	12198	Additional pension bonus for 2012	91.00	91.00
39	Ramon I. Manuel	15324	Staled Check -Additional Pension Bonus	207.98	207.98
40	Numida Pantaleon	18024	Staled Check -Additional Pension Bonus	548.72	548.72
41	Mary Ann Monterola	10413	Staled Checks & Hold Monthly Pension	17,016.22	18,216.22
42	Gerard Thomas Atienza	10646	Staled Check -Full settlement of MV & bonus	11,580.75	11,580.75
43	Wilbert Sy	18408/18409/18410	Staled Check -Additional Pension Bonus	976.96	976.96
44	Monica S. Blanco	17004	Staled Check -Additional Pension Bonus	148.52	148.52
45	Aran Jason M. Manalo	18015	Staled Check -Additional Pension Bonus	388.87	388.87
46	Loida Malaca	19020	Staled Check -Additional Pension Bonus	293.67	293.67
47	Erlinda Villaruel	10285	Staled Check -Additional Pension Bonus	708.76	708.76
48	Belen Marciano	11180	Staled Check -Additional Pension Bonus	232.83	232.83
49	Leonidita B. Pascual	12062	Staled Check -Additional Pension Bonus	695.36	695.36
50	Rickzon Umali	11042	Staled Check -Full settlement of MV & bonus	54,752.94	54,752.94
51	Antonio Pascual	10507	Staled Check -Additional Pension Bonus	350.38	350.38
52	Renato D. Barba	10369	Staled Check -Additional Pension Bonus	135.11	135.11
53	Oscar Malimban	11135	Staled Check – Additional pension bonus	686.72	686.72
54	Ferdinand De Leon	17564	Staled Check – Additional pension bonus	186.55	186.55
55	Ramon Nino De Leon	12271	Staled Check – Additional pension bonus	186.57	186.57
56	Teresita Santos	10630	Staled Check – Additional pension bonus	634.31	634.31
57	Marissa A. Ceraos	13963	Staled Check -TV(excess after settlement of loan)	7,183.97	7,183.97
58	Daniilo R. Eusebio	18294	Staled Check -TV(excess after settlement of loan)	4,824.82	4,824.82
59	Elenita R. Dimacuja	11833	Staled Check -MV(excess after settlement of loan)	400.00	400.00
60	Liberato Herbert Martinito Jr.	18984	Staled Check -TV(excess after settlement of loan)	2,885.98	2,885.98
61	Jesus C. Mendoza	18591	Staled Checks & Hold Monthly Pension	105,872.66	117,872.66
62	Jonnah E. Sicat	18819	Staled Checks & Hold Monthly Pension	32,555.00	0.00
63	Henry B. Bentir	11109	Staled Checks & Hold Monthly Pension	97,896.07	109,896.07
64	Julieth P. Benson	20266	Staled Checks & Hold Monthly Pension	27,020.42	30,620.42
65	Lilian S. Cortez	10979	Staled Checks & Hold Monthly Pension	9,100.00	2,100.00
66	Apolinario Solmeo	12630	Staled Check-TV & Pension Bonus	4,198.15	4,198.15
67	Mary Chile Villaseran	10059	Staled Check -Additional Pension bonus for 2010	1,217.19	1,217.19
68	Alicia D. Angeles	19160	Staled Check -Additional Pension bonus for 2010	186.51	186.51
69	Czara Jane Lee	10103	Staled Check -Additional Pension bonus for 2010	486.62	486.62
70	Czara Jane Lee	10061	Staled Check -Additional Pension bonus for 2010	486.62	486.62
71	Guillermo/Jayrold Christian Abilong	19474	Staled Check-MV & Pension Bonus	51,654.30	0.00

72	Alexander J. Lazona	11828	Staled Checks & Hold Monthly Pension	92,674.84	105,674.84
73	Sonny G. Ang	11077	Staled Check -Full settlement of MV & bonus	76,264.33	76,264.33
74	Leo D. Bernardino	11616	Staled Check -Full settlement of MV & bonus	76,068.76	0.00
75	Avegail M. Alagar	12327	Staled Check -Full settlement of MV & bonus	111,387.76	111,387.76
76	Rodrigo M. Ocampo	12032	Staled Checks & Hold Monthly Pension	181,615.27	205,615.27
77	Vergel Benedict R. Dela Cruz	19715	Staled Checks & Hold Monthly Pension	244,670.61	280,670.61
78	Gabriel P. Reyala Jr.	11939	Staled Checks & Hold Monthly Pension	24,000.00	27,600.00
79	Gabriel P. Reyala Jr.	20367	Staled Checks & Hold Monthly Pension	10,803.43	18,003.43
80	Lea A. Macandandang	19696	Staled Check -Full settlement of MV & bonus	10,725.76	10,725.76
81	Ma. Teresa R. Cruz	10027	Additional interest on pension bonus (2005-2011)	304.30	304.30
82	Edwin Q. Raymundo	10031	Additional interest on pension bonus (2005-2011)	433.45	433.45
83	Jeannie Vilma N. Raymundo	10196	Additional interest on pension bonus (2005-2011)	457.31	457.31
84	Daniel L. De Luna Jr.	10062	Additional interest on pension bonus (2005-2011)	486.48	486.48
85	Miriam I. Lipata	10075	Additional interest on pension bonus (2005-2011)	416.69	416.69
86	Ma. Doliza R. Rifon	10082	Additional interest on pension bonus (2005-2011)	486.62	486.62
87	Donna Bella L. De Luna	10091	Additional interest on pension bonus (2005-2011)	190.80	190.80
88	Amancio G. Mantaring	10098	Additional interest on pension bonus (2005-2011)	974.09	974.09
89	Elvira I. Urtula	10104	Additional interest on pension bonus (2005-2011)	304.30	304.30
90	Elvira I. Urtula	10105	Additional interest on pension bonus (2005-2011)	304.30	304.30
91	Josephine L. De Luna	10106	Additional interest on pension bonus (2005-2011)	340.01	340.01
92	Josephine L. De Luna	10107	Additional interest on pension bonus (2005-2011)	340.01	340.01
93	Josephine L. De Luna	10108	Additional interest on pension bonus (2005-2011)	340.01	340.01
94	Josephine L. De Luna	10109	Additional interest on pension bonus (2005-2011)	340.01	340.01
95	Ricardo O. Lojera	10111	Additional interest on pension bonus (2005-2011)	155.89	155.89
96	Ian Kenneth G. Liuson	10185	Additional interest on pension bonus (2005-2011)	529.19	529.19
97	Erlinda S. Villaruel	10285	Additional interest on pension bonus (2005-2011)	45.39	45.39
98	Leonida A. Basa	10303	Additional interest on pension bonus (2005-2011)	34.45	34.45
99	George J. Salvador	10304	Additional interest on pension bonus (2005-2011)	157.31	157.31
100	Reynaldo A. Kangleon	10385	Additional interest on pension bonus (2005-2011)	211.42	211.42
101	Agustina P. Abordo	10390	Additional interest on pension bonus (2005-2011)	93.41	93.41
102	Mary Ann E. Monterola	10413	Additional interest on pension bonus (2005-2011)	163.11	163.11
103	Lilia R. Gelena	10425	Additional interest on pension bonus (2005-2011)	138.33	138.33
104	Patrocinio B. Mariano	10427	Additional interest on pension bonus (2005-2011)	207.14	207.14
105	William B. Mariano	10428	Additional interest on pension bonus (2005-2011)	99.68	99.68
106	Arnel O. Legada	10449	Additional interest on pension bonus (2005-2011)	141.05	141.05
107	Elizabeth S. Bringas	10482	Additional interest on pension bonus (2005-2011)	297.67	297.67
108	Emmanuel S. Bringas	10483	Additional interest on pension bonus (2005-2011)	99.39	99.39
109	Alhamed V. Majini	10495	Additional interest on pension bonus (2005-2011)	144.93	144.93
110	Fe-Attik E. Adil	10546	Additional interest on pension bonus (2005-2011)	186.03	186.03
111	Fe-Attik E. Adil	10704	Additional interest on pension bonus (2005-2011)	225.37	225.37
112	Fe-Attik E. Adil	10904	Additional interest on pension bonus (2005-2011)	267.27	267.27
113	Regina r. Gomez	10551	Additional interest on pension bonus (2005-2011)	286.51	286.51
114	Ma Beatriz L. Cagampang	10595	Additional interest on pension bonus (2005-2011)	181.45	181.45
115	Toribio E. Ramos	10599	Additional interest on pension bonus (2005-2011)	186.76	186.76
116	Remedios S. Ampongan	10601	Additional interest on pension bonus (2005-2011)	129.57	129.57
117	Michael Derick P. Co	10674	Additional interest on pension bonus (2005-2011)	230.74	230.74
118	Frank S. Chan	10742	Additional interest on pension bonus (2005-2011)	1,366.85	1,366.85
119	Norbita M. Biag	10762	Additional interest on pension bonus (2005-2011)	156.02	156.02
120	Sergio L. Velasquez	10770	Additional interest on pension bonus (2005-2011)	63.34	63.34
121	Sergio L. Velasquez	10771	Additional interest on pension bonus (2005-2011)	63.27	63.27
122	Emeliana P. Carraig	10773	Additional interest on pension bonus (2005-2011)	86.82	86.82
123	Carlito L. Macale	10778	Additional interest on pension bonus (2005-2011)	63.27	63.27
124	Carlito L. Macale	10779	Additional interest on pension bonus (2005-2011)	93.22	93.22
125	Naomi V. Sendiong	10805	Additional interest on pension bonus (2005-2011)	375.93	375.93
126	Rosalinda R. Jungco	10835	Additional interest on pension bonus (2005-2011)	183.93	183.93
127	Rebecca L. Sevilla	10840	Additional interest on pension bonus (2005-2011)	187.27	187.27
128	Emmanuel A. Perez	10851	Additional interest on pension bonus (2005-2011)	275.77	275.77
129	Luisa G. Morales	10855	Additional interest on pension bonus (2005-2011)	75.39	75.39
130	Erlinda C. Valiente	10857	Additional interest on pension bonus (2005-2011)	183.61	183.61
131	Norma Sol V. Yanson	10869	Additional interest on pension bonus (2005-2011)	187.95	187.95
132	Miralyn M. Molaneda	10890	Additional interest on pension bonus (2005-2011)	189.95	189.95
133	Lorena J. Villanueva	10944	Additional interest on pension bonus (2005-2011)	374.90	374.90
134	Philemon O. Organo	10947	Additional interest on pension bonus (2005-2011)	100.77	100.77
135	Teddy A. Irene	10959	Additional interest on pension bonus (2005-2011)	257.75	257.75
136	Alicia R. Santos	10972	Additional interest on pension bonus (2005-2011)	530.65	530.65
137	Melanie S. Chua	10986	Additional interest on pension bonus (2005-2011)	191.38	191.38
138	Maria Sylvia L. Cruz	11009	Additional interest on pension bonus (2005-2011)	315.78	315.78
139	Rickzon F. Umali	11042	Additional interest on pension bonus (2005-2011)	175.94	175.94
140	Sonny G. Ang	11077	Additional interest on pension bonus (2005-2011)	220.37	220.37
141	Rosario G. Comia	11085	Additional interest on pension bonus (2005-2011)	397.57	397.57
142	Tita P. Huddleston	11091	Additional interest on pension bonus (2005-2011)	300.91	300.91
143	Riza M. Del Mundo	11098	Additional interest on pension bonus (2005-2011)	315.98	315.98
144	Henry B. Bentir	11109	Additional interest on pension bonus (2005-2011)	312.95	312.95
145	John Darry A. Lim	11121	Additional interest on pension bonus (2005-2011)	59.64	59.64
146	Douglas R. Cunanan	11148	Additional interest on pension bonus (2005-2011)	1,560.07	1,560.07
147	Loriza E. Dagdag	11185	Additional interest on pension bonus (2005-2011)	356.91	356.91
148	Ma. Celsa Gregoria Paula A. Pascual	11217	Additional interest on pension bonus (2005-2011)	241.50	241.50
149	Ma. Teresa S. Pamintuan	11232	Additional interest on pension bonus (2005-2011)	353.58	353.58
150	Recuerdo J. Santiago	11248	Additional interest on pension bonus (2005-2011)	41.62	41.62
151	Aurora C. Javier	11254	Additional interest on pension bonus (2005-2011)	348.15	348.15
152	Fernando N. Pangga	11255	Additional interest on pension bonus (2005-2011)	353.70	353.70
153	Virginia S. Balinas	11257	Additional interest on pension bonus (2005-2011)	65.91	65.91
154	Maria Ellen D. Chua	11265	Additional interest on pension bonus (2005-2011)	482.38	482.38
155	Eliza B. Loyao	11270	Additional interest on pension bonus (2005-2011)	335.62	335.62
156	Redempta G. Vergara	11301	Additional interest on pension bonus (2005-2011)	718.24	718.24
157	Redempta G. Vergara	11302	Additional interest on pension bonus (2005-2011)	520.29	520.29
158	James C. Sy	11344	Additional interest on pension bonus (2005-2011)	386.39	386.39
159	Leo D. Bernardino	11616	Additional interest on pension bonus (2005-2011)	274.49	0.00
160	Mertlyn P. Espirituoso	11691	Additional interest on pension bonus (2005-2011)	289.59	289.59
161	Adoracion C. Gonzaga	11795	Additional interest on pension bonus (2005-2011)	235.36	235.36
162	Alexander J. Lazona	11828	Additional interest on pension bonus (2005-2011)	385.70	385.70
163	Redempta E. Cawaling	11866	Additional interest on pension bonus (2005-2011)	359.47	359.47
164	Maximo M. Bayno	11876	Additional interest on pension bonus (2005-2011)	586.99	586.99
165	Amador T. De Leon	11945	Additional interest on pension bonus (2005-2011)	664.84	664.84
166	Anna Lissa M. Guinto	12034	Additional interest on pension bonus (2005-2011)	706.62	706.62
167	Gloria D. Bautista	12093	Additional interest on pension bonus (2005-2011)	703.25	703.25
168	Sylvia A. Palugod	12144	Additional interest on pension bonus (2005-2011)	329.86	329.86
169	Rafael R. Buenaventura	12147	Additional interest on pension bonus (2005-2011)	709.36	709.36

170	Erlinda B. Franco	12192	Additional interest on pension bonus (2005-2011)	226.84	226.84
171	Romancito S. Romano	12288	Additional interest on pension bonus (2005-2011)	371.78	371.78
172	Apolinario G. Lacanilao	12424	Additional interest on pension bonus (2005-2011)	391.23	391.23
173	Quennie D. Solomon	12500	Additional interest on pension bonus (2005-2011)	83.79	83.79
174	Rogelio E. Encarnacion	12607	Additional interest on pension bonus (2005-2011)	166.64	166.64
175	Benjamin D. Tejada	12654	Additional interest on pension bonus (2005-2011)	321.56	321.56
176	Isabelito R. De Guzman	12773	Additional interest on pension bonus (2005-2011)	98.36	98.36
177	Ann Ng	12862	Additional interest on pension bonus (2005-2011)	96.47	96.47
178	Ana Meren T. Bersamin-Tan	12879	Additional interest on pension bonus (2005-2011)	19.41	19.41
179	Aniceto M. Noguera	12890	Additional interest on pension bonus (2005-2011)	437.65	437.65
180	Myrna C. Arce	13453	Additional interest on pension bonus (2005-2011)	87.42	87.42
181	Avelina C. Alberastine	13488	Additional interest on pension bonus (2005-2011)	361.02	361.02
182	Prescilla D. Acob	13528	Additional interest on pension bonus (2005-2011)	349.26	349.26
183	Albert M. Ortega	13602	Additional interest on pension bonus (2005-2011)	552.59	552.59
184	Luis B. Odero	13767	Additional interest on pension bonus (2005-2011)	180.53	180.53
185	Merlo D. Mañalac	14081	Additional interest on pension bonus (2005-2011)	142.82	142.82
186	Merlo D. Mañalac	14082	Additional interest on pension bonus (2005-2011)	107.12	107.12
187	Merlo D. Mañalac	14082	Additional interest on pension bonus (2005-2011)	107.12	107.12
188	Lavyrano R. Reyes	14838	Additional interest on pension bonus (2005-2011)	542.47	542.47
189	Emerita C. Hernandez	14911	Additional interest on pension bonus (2005-2011)	906.64	906.64
190	Maria Eloisa C. Gelomio	14988	Additional interest on pension bonus (2005-2011)	38.57	38.57
191	Filomena S. San Juan	15558	Additional interest on pension bonus (2005-2011)	867.24	867.24
192	Juan A. Veruasa Jr.	15566	Additional interest on pension bonus (2005-2011)	179.97	179.97
193	Melinda Y. De Guzman	15663	Additional interest on pension bonus (2005-2011)	208.93	208.93
194	Henry Villanueva	15664	Additional interest on pension bonus (2005-2011)	204.17	204.17
195	Lailani Q. Whittle	15703	Additional interest on pension bonus (2005-2011)	103.90	103.90
196	Lourdes M. Cosare	15997	Additional interest on pension bonus (2005-2011)	136.62	136.62
197	Nenita T. Villante	16019	Additional interest on pension bonus (2005-2011)	123.37	123.37
198	Nenita T. Villante	16030	Additional interest on pension bonus (2005-2011)	123.37	123.37
199	Jun L. Clarito	16226	Additional interest on pension bonus (2005-2011)	255.55	255.55
200	Wilbert L. Clarito	16300	Additional interest on pension bonus (2005-2011)	374.06	374.06
201	Eddrodin E. Leynes	16324	Additional interest on pension bonus (2005-2011)	180.79	180.79
202	Lailani Q. Whittle	16594	Additional interest on pension bonus (2005-2011)	143.49	143.49
203	Estelita H. Menes	16732	Additional interest on pension bonus (2005-2011)	301.30	301.30
204	Reynaldo M. Lisbo	16733	Additional interest on pension bonus (2005-2011)	155.61	155.61
205	Reynaldo M. Lisbo	16734	Additional interest on pension bonus (2005-2011)	155.61	155.61
206	Arturo M. Llamas Jr.	17178	Additional interest on pension bonus (2005-2011)	606.33	606.33
207	Charlie Gaw	17267	Additional interest on pension bonus (2005-2011)	232.61	232.61
208	Apollo T. Lucido	17334	Additional interest on pension bonus (2005-2011)	30.26	30.26
209	Apollo T. Lucido	17335	Additional interest on pension bonus (2005-2011)	30.26	30.26
210	Evangeline C. Avila	17391	Additional interest on pension bonus (2005-2011)	123.55	123.55
211	Eugenia A. Bonifacio	17499	Additional interest on pension bonus (2005-2011)	117.11	117.11
212	Rosalinda T. Delos Santos	17539	Additional interest on pension bonus (2005-2011)	201.81	201.81
213	Angeline P. Chung	17549	Additional interest on pension bonus (2005-2011)	105.99	105.99
214	Louie N. Poa	17750	Additional interest on pension bonus (2005-2011)	68.09	68.09
215	Leoncio G. Valera	18132	Additional interest on pension bonus (2005-2011)	61.45	61.45
216	Elsie C. Recasa	18174	Additional interest on pension bonus (2005-2011)	286.40	286.40
217	Fay V. Romano	18375	Additional interest on pension bonus (2005-2011)	439.59	439.59
218	Edwin D. Sta. Juana	18516	Additional interest on pension bonus (2005-2011)	360.13	360.13
219	Rosario M. Orogan	18584	Additional interest on pension bonus (2005-2011)	112.41	112.41
220	Jesus C. Mendoza	18591	Additional interest on pension bonus (2005-2011)	124.97	124.97
221	Jannah E. Sicat	18819	Additional interest on pension bonus (2005-2011)	87.37	0.00
222	Laura S. Ison	19000	Additional interest on pension bonus (2005-2011)	72.23	72.23
223	Margarita B. Marcelo	19123	Additional interest on pension bonus (2005-2011)	432.17	432.17
224	Imelda L. Sandoval	19257	Additional interest on pension bonus (2005-2011)	252.25	252.25
225	Avis M. Navarro	19286	Additional interest on pension bonus (2005-2011)	205.07	205.07
226	Manuel P. Mejorada II	19287	Additional interest on pension bonus (2005-2011)	425.05	425.05
227	Wilfredo M. Manubay	19374	Additional interest on pension bonus (2005-2011)	74.44	74.44
228	Guillermo A. Abilong	19474	Additional interest on pension bonus (2005-2011)	16.63	0.00
229	Emiliano C. Bautista	19479	Additional interest on pension bonus (2005-2011)	129.38	129.38
230	Rora Liza R. Bofill	19516	Additional interest on pension bonus (2005-2011)	64.96	64.96
231	Illuminado S. Rubio	19567	Additional interest on pension bonus (2005-2011)	270.69	270.69
232	Lornalie J. Gertos	19610	Additional interest on pension bonus (2005-2011)	68.93	68.93
233	Jorge D. De Ramos	19652	Additional interest on pension bonus (2005-2011)	40.59	40.59
234	Lalano D. Badoy Jr.	19710	Additional interest on pension bonus (2005-2011)	404.90	404.90
235	Kenneth Narciso S. Go	19754	Additional interest on pension bonus (2005-2011)	108.39	108.39
236	Rey Antonio G. Maclang	19800	Additional interest on pension bonus (2005-2011)	66.77	66.77
237	Juliet P. Benson	20266	Additional interest on pension bonus (2005-2011)	0.72	0.72
238	Joel D. Magno	13741	Staled Check - per cv 546	161,165.56	0.00
239	Michelle A. Cabusco	14423	Staled Checks & Hold Monthly Pension	91,803.77	97,803.77
240	Rowena B. Ramos	14547	Staled Check - per cv 721	110,438.72	110,438.72
241	Teresa Avendaño	14936	Staled Check - per cv	106,512.36	106,512.36
242	Antonio G. Sevilla Jr.	15538	Staled Checks & Hold Monthly Pension	72,171.21	84,171.21
243	Daniel Hipolito B. Reyes	15711	Hold Monthly Pension	72,123.56	84,123.56
244	Gemini I. Bello	12829	Staled Check - Additional pension bonus	163.57	163.57
245	Elvira Ikitan	15617	Staled Check - per cv 439	74,699.94	74,699.94
246	Maria Cristina P. Deem	16447	Staled Checks & Hold Monthly Pension	69,017.87	81,017.87
247	Marites G. Reyes	16615	Staled Checks & Hold Monthly Pension	47,356.67	55,756.67
248	Bernardo H. Tocmo	17416	Staled Checks & Hold Monthly Pension	45,629.89	54,029.89
249	Kizzy Ann R. Juanitez	17362	Staled Check- Unclaimed MV & Pension Bonus	104,247.14	104,247.14
250	Lailani Incarnacion A. David	17922	Hold Monthly Pension	40,177.97	48,577.97
251	Various Planholders		Additional interest on pension bonus - Matured Plans (2012 & 2013)	20,167.90	19,550.75
252	Various Planholders		Add'l interest on pension bonus-Matured Plans (20	1,107.41	1,107.41
253	Various Planholders		Year-end set up of unclaimed MV & Pension Bonus	112,200.00	1,067,198.60
254	Jennifer Aileen S. Cortez	20551	Staled Check- Unclaimed MV & Pension Bonus	13,000.00	3,000.00
255	Anselma B. Amanda	18178	Staled Checks & Hold Monthly Pension	1,000.00	1,000.00
256	Racquel M. Manuel	18276	Staled Checks & Hold Monthly Pension	36,196.21	44,596.21
257	Myla M. Gandia	20074	Staled Checks & Hold Monthly Pension	22,564.88	28,564.88
258	Myla M. Gandia	20073	Staled Checks & Hold Monthly Pension	22,564.88	28,564.88
259	Teresa P. Gaanan	18571	Staled Checks & Hold Monthly Pension	45,219.53	57,219.53
260	Edwin C. Yee	18745	Hold Monthly Pension	96,662.84	122,662.84
261	Rosalie A. Taguinod	18886	Hold Monthly Pension	62,937.19	80,937.19
262	Cecilia M. Capote	17830	Staled Checks - Remaining Termination Values	9,396.03	9,396.03
263	Soledad F. Tugano	19891	Staled Checks - Remaining Termination Values	5,149.40	5,149.40
264	Antonio E. De Guzman Jr.	10656	Set up of benefits payable	20,773.65	26,773.65
265	Alzor C. Tapia	11810	Set up of benefits payable	1,000.00	0.00
266	Aurea B. De Felipe	20591	Set up of benefits payable	14,000.00	16,666.80

267	Emelina B. Santos	20399	Staled check - payment of termination values	2,051.67	2,051.67
268	Fernando B. Villegas Jr.	10801	Staled check - MV & pension bonus	117,205.36	117,205.36
269	Ma. Beatriz L. Cagampang	10595	Set up of benefits payable	12,000.00	18,000.00
270	Neves C. Balbin	10347	Set up of benefits payable	29,089.22	41,089.22
271	Joy A. Dean	10753	Set up of benefits payable	16,273.54	23,473.54
272	Elsa B. Escoto	12929	Set up of benefits payable	32,813.60	0.00
273	Anabelle B. Cerillo	13724	Set up of benefits payable	95,107.25	0.00
274	Dominador R. Sanchez	14341	Set up of benefits payable	17,911.85	31,111.85
275	Rex David Derecto	10767	Set up of benefits payable	7,350.37	15,750.37
276	Jerome S. David	20592	Set up of benefits payable	1,000.00	13,333.28
277	Jaime M. Bantilo	17395	Staled check - MV & pension bonus	0.00	113,015.66
278	Marilou S. Perez	17698	Set up of benefits payable & staled check	0.00	11,493.25
279	Norbita M. Biag	10763	Staled check - 1st monthly pension & pension bonu	0.00	6,729.10
280	Manuel L. Gonzales	10661	Set up of benefits payable	0.00	1,200.00
281	Marie Kimberly S. Perez	17827	Set up of benefits payable	0.00	1,650.00
282	Maria Crizelda S. Lukban	14566	Set up of benefits payable	0.00	2,000.00
283	Evelyn T. Bagay	17931	Set up of benefits payable	0.00	3,000.00
284	Elvira B. Vitug	17930	Set up of benefits payable	0.00	3,000.00
Grand Total				3,150,589.35	4,103,315.93

ANNUAL STATEMENT for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

SCHEDULE 7 - PLANHOLDERS' DEPOSITS

Name of Planholder	Contract Number	Balance of	Received	Refunded	Balance
		Previous Year	During the Year	During the Year	Current Year
(1)	(2)	(3)	(4)	(5)	(6)
Planholders' Deposit - (220-000)					
1	Rogelio T. Gabriel	285.00	-	-	285.00
2	Eddison Marrique	105.00	-	-	105.00
3	Leonor Gile	285.00	-	-	285.00
4	Bryan Tan	285.00	-	-	285.00
5	Maricel Gonzales	199.00	-	-	199.00
6	Roda Lorenzo	105.00	-	-	105.00
7	Ashiv Taneo	105.00	-	-	105.00
8	M. Najera	209.00	-	-	209.00
9	Arnel Manuel	105.00	-	-	105.00
10	Herminia C. Castro	235.00	-	-	235.00
	Sub-total	1,918.00	0.00	0.00	1,918.00
Planholders' Deposit - Other - (220-101)					
1	ARACELI A. BARTOLOME	17869	-	-	995.00
5	CORAZON M. CABUG	18775	-	-	225.25
12	JAIME M. BANTILLO	17395	-	-	205.00
14	JOCELYN G. FALCULAN	20572	13.80	-	13.80
16	MA. BEATRIZ L. CAGAMPANG	20624	72.35	-	72.35
19	MICHELLE A. CABUSO	14423	8.30	-	8.30
20	OFELIA O. WANIWAN	20245	312.59	-	312.59
21	ORLANDO M. SALES	20615	562.20	-	562.20
26	THOMAS WAYNE L. DAVIS	20335	424.00	-	424.00
29	YOLANDA S. CRUZ	20565 / 20541	305.20	-	305.20
	Sub-total	3,123.69	0.00	0.00	3,123.69
Planholders' Deposit - Insurance Premium - (220-102)					
1	Reynaldo Castillo	10953	166.98	-	106.26
2	Ludivina Guinto	20511	73.82	-	73.82
3	Teodoro Guinto	20510	147.63	-	147.63
4	Orlando Sales	20615	1,782.09	-	585.36
	Sub-total	2,170.52	0.00	867.53	1,302.99
GRAND TOTAL		7,212.21	-	867.53	6,344.68

ANNUAL STATEMENT for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

SCHEDULE 8 - COUNSELORS' BOND RESERVE

Name of Sales Counselor	Balance of	Received	Refunded	Balance
	Previous Year	During the Year	During the Year	Current Year
(1)	(2)	(3)	(4)	(5)
				2+3-4
1 Jeannet P. Ong	822.30	-	-	822.30
2 Vicente Acebedo	1,253.00	-	-	1,253.00
3 Wilfredo L. Mamerga	658.00	-	-	658.00
GRAND TOTAL	2,733.30	-	-	2,733.30

ANNUAL STATEMENT for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

SCHEDULE 9 - ACCOUNTS/NOTES PAYABLE

Name of Creditor*	Nature of Account	Balance	Balance of	Remarks
		Previous Year	Current Year	
(1)	(2)	(3)	(4)	(5)
Notes Payable				
1				
2				
3				
Sub-total		-	-	
Accounts Payable				
1	Cityland Development Corp.	Sharing of expenses	2,712.00	-
2	Cityland Incorporated	Sharing of expenses	41,154.36	641,713.86
3	City & Land Developers, Inc.	Retention for units purchased	336,765.12	150,000.00
4	N/A	Input tax adjustment should be cancelled-adjusted Jan 2019	864.07	-
5	SSS	SSS loan	-	1,476.64
6	Various	Others	53,589.27	172,959.70
7	Various	Staled Checks	286,418.21	280,878.21
8	Beneficiary of G. Abilong	Proceeds- Insurance Claim	25,900.00	-
9	Various RE Clients	Registration Expenses	475,246.93	249,414.94
10	Various RE Clients	Meter Deposit Refund	350,623.75	358,344.76
11	Various RE Clients	Advance RET Payments	2,105.40	43,955.79
12	Various RE Clients	RE Refund	168,241.80	113,545.30
13	Various RE Clients	Tax Declaration	2,850.00	2,850.00
14	Various RE Clients	Advance RET Refund	587.72	587.72
15	Medicare	Balance Payable	783.75	800.80
16	SSS	Balance Payable	1,162.60	1,520.00
17	Pag-ibig Fund	Balance Payable	200.00	200.00
18	Various RE Clients	Meter Deposit	144,531.60	83,894.60
19	Various RE Clients	Rental Deposit	2,768,408.34	925,152.67
20	Various RE Clients	Reservation Fee	-	24,830.36
21	Various RE Clients	Security Deposit	-	2,078,820.00
Sub-total			4,662,144.92	5,130,945.35
GRAND TOTAL			4,662,144.92	5,130,945.35
<i>*To be Itemized in detail.</i>				

ANNUAL STATEMENT for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

SCHEDULE 10 - TAXES PAYABLE

Particulars (1)	Nature of Account (2)	Balance	Balance of	Remarks (5)
		Previous Year (3)	Current Year (4)	
1 Value-Added Taxes		30,520.44	90,005.40	
2 Withholding Taxes	Compensation & Benefits	63,888.47	67,228.46	
3 Withholding Taxes	Expanded Taxes	3,499.87	2,324.32	
4 Income Tax	Annual Income Tax	73,595.96	-	
	TOTAL	171,504.74	159,558.18	
<i>*To be Itemized in detail.</i>				

ANNUAL STATEMENT for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

SCHEDULE 11- ACCRUED EXPENSES

Name of Creditor *	Nature / Description of Account	Balance	Balance of	Remarks	
		Previous Year	Current Year		
(1)	(2)	(3)	(4)	(5)	
1	Accrued Insurance	Insurance Premium	7,423.69	6,037.83	
2	SGV & Company	Audit Fee	75,000.00	75,000.00	
3	SSS, Medicare, Pag-ibig	Contribution	3,401.15	4,100.80	
4	Employees	Unused Leave	712,750.00	948,957.00	
5	Employees	Commission - Sale of R	62,453.60	-	
	TOTAL		861,028.44	1,034,095.63	
<i>*To be Itemized in detail.</i>					

ANNUAL STATEMENT for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

SCHEDULE 13 - STOCKHOLDERS' EQUITY

Authorized Capital Stock: Number of Shares - 200,000,000 ; Amount - P 200,000,000.00

Name of Stockholder (1)	Citizenship (2)	Number of Shares (3)	Par Value per Share (4)	Subscribed Capital (5)	Percentage of Ownership (6)	Paid-up Capital Stock		Additional Paid-in Capital (10)	Deposit for Future Subscription (11)	Dividends Paid During the Year (12)	Dividends Payable Current Year (13)
						Subscription Receivable (7)	Common (8)				
1 Cityland Development Corporation	Filipino	124,860,045	1.00	124,860,045.00	90.8073%	-	124,860,045.00	-	-	-	-
2 Cityland Inc.	Filipino	12,619,750	1.00	12,619,750.00	9.1780%	-	12,619,750.00	-	-	-	-
3 Vicente Paterno	Filipino	5,048	1.00	5,048.00	0.0037%	-	5,048.00	-	-	-	-
4 Peter S. Dee	Filipino	5,048	1.00	5,048.00	0.0037%	-	5,048.00	-	-	-	-
5 Mabini L. Juan	Filipino	5,048	1.00	5,048.00	0.0037%	-	5,048.00	-	-	-	-
6 Helen C. Roxas	Filipino	1,265	1.00	1,265.00	0.0009%	-	1,265.00	-	-	-	-
7 Grace C. Liuson	Filipino	1,265	1.00	1,265.00	0.0009%	-	1,265.00	-	-	-	-
8 Stephen C. Roxas	Filipino	1,265	1.00	1,265.00	0.0009%	-	1,265.00	-	-	-	-
9 Andrew I. Liuson	Filipino	1,265	1.00	1,265.00	0.0009%	-	1,265.00	-	-	-	-
10 Wilfred S. Iñu	Filipino	1	1.00	1.00	0.0000%	-	1.00	-	-	-	-
Total		137,500,000		137,500,000.00	100%	-	137,500,000.00				

ANNUAL STATEMENT for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

SUMMARY OF INVESTED ASSETS

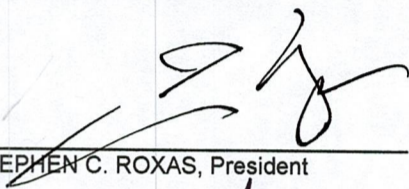
	PENSION	LIFETIME/MEMORIAL	EDUCATIONAL	TOTAL TRUST FUND	INSURANCE PREMIUM FUND	CORPORATE ASSETS	GRAND TOTAL
1 . BONDS							
A . GOVERNMENT							
A.1 FX Rate T-Notes							
A.2 Floating Rate T-Notes							
A.3 Retail T- Bonds	23,910,955.44			23,910,955.44			23,910,955.44
A.4 ST Denom Bonds (ERAP)							
A.5 Agrarian Reform Bonds/Landbank							
A.6 Philippine Issued Eurobonds (P. \$)							
B . PRIVATE BONDS							
C . FOREIGN BONDS							
2 . STOCKS	488,067.93			488,067.93		4,206,705.43	4,694,773.36
3 . REAL ESTATE	2,614,707.95			2,614,707.95		137,361,749.84	139,976,457.79
4 . PURCHASE MONEY MORTGAGES							
5 . MORTGAGE LOANS ON REAL ESTATE							
6 . COLLATERAL LOANS							
7 . GUARANTEED LOANS							
8 . OTHER LOANS							
8.1 Car Loans							
8.2 Chattel							
8.3 Other Loans							
9 . SHORT-TERM INVESTMENTS							
9.1 Short-Term Government Bonds							
9.1.1 Treasury Bills							
9.2 Commercial Papers							
9.3 Promissory Note							
9.4 Fixed Income							
9.5 Repurchase Agreement							
10 . OTHER INVESTMENTS							
10.1 Contract Receivables							
10.2 Proprietary Shares							
10.3 Preferred Shares							
10.4 Long-Term Commercial Papers							
10.5 Real Estate Investment Trust (REIT)							
10.6 Tier 2 Notes							
10.7 Service Assets							
11 . FIXED DEPOSITS							
11.1 Super/Special Savings							
11.2 Time Deposits	5,889,910.60			5,889,910.60	150,000.00	131,850,000.00	137,889,910.60
12 . INVESTMENT IN TRUST FUND						37,725,909.17	37,725,909.17
TOTAL INVESTMENTS	32,903,641.92	0.00	0.00	32,903,641.92	150,000.00	311,144,364.44	344,198,006.36

ctms/era

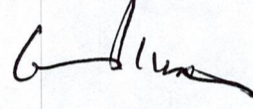
**ANNUAL STATEMENT for the Year Ended December 31, 2019 of
CITYPLANS, INCORPORATED
PENSION PLAN**

REPUBLIC OF THE PHILIPPINES }
MANILA } S.S.


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 2019, 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 the 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 2019, 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

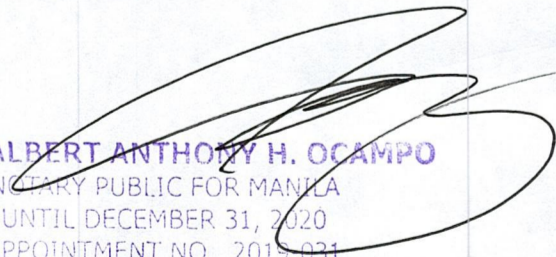
Corporate Residence Certificate No. 00142324
 Issued at Makati City
 on January 11, 2020



Subscribed and sworn to before me in MANILA JUL 14 2020 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

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 Series of 2020.


ATTY ALBERT ANTHONY H. OCAMPO
 NOTARY PUBLIC FOR MANILA
 UNTIL DECEMBER 31, 2020
 APPOINTMENT NO. 2019-031
 IBP ROLL NO. 44239
 IBP NO. 07884/Lifetime/Laguna
 PTR No. 9065466/12-06-2019/Manila
 581 Quintin Paredes St. Binondo, Manila