



ANNUAL STATEMENT

OF

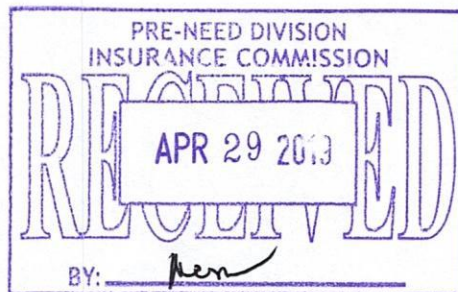
CITYPLANS, INCORPORATED

*3/F Cityland Condo. 10 Tower 2, 154
H.V. Dela Costa St., Salcedo Village,
Makati City*

Submitted to the

INSURANCE COMMISSION

Manila, Philippines



For the Year Ended
December 31, 2018

PRE-NEED

ANNUAL STATEMENT for the Year Ended December 31, 2018 of

CITYPLANS, INCORPORATED

Table of Contents

Page No.				
1	COMPANY INFORMATION			/
	EXHIBITS:			/
2	1	Balance Sheet		/
3	2	Income Statement		/
4	3	Summary of Monthly Deposits to the Trust Fund - Per Trustee, Per Plan		/
5	4	Summary of Monthly Withdrawals from the Trust Fund - Per Trustee, Per Plan		/
6	5	Summary of Monthly Sales		/
7	6	Seriatim List of In-force Policies		/
8	7	List of Availing Plans for the Succeeding Year		/
9	8	List of Claims / Benefits Filed		/
	SCHEDULES:			
10	1	Investments in Trust Funds		/
11	2	Insurance Premium Fund (IPF)		/
12	2-1	IPF - Government Securities		/
13	2-2	IPF - Cash on Hand and in Banks		/
14	2-3	IPF - Mutual Funds/UITF		/
15	2-4	IPF - Short Term Investments		/
16	2-5	IPF - Corporate Bonds		/
17	2-6	IPF - Mortgage Loans		/
18	2-7	IPF - Planholders' Loans		/
19	2-8	IPF - Stocks		/
20	2-9	IPF - Real Estate		/
21	2-10	IPF - Other Investment		/
22	2-11	IPF -Accrued Investment Income		/
	3	Corporate Assets		
23	3-1	Corporate Assets - Government Securities		/
24	3-2	Corporate Assets - Cash on Hand and in Banks		/
25	3-3	Corporate Assets - Mutual Funds/UITF		/
26	3-4	Corporate Assets - Short Term Investments		/
27	3-5	Corporate Assets - Corporate Bonds		/
28	3-6	Corporate Assets - Mortgage Loans		/
29	3-7	Corporate Assets - Planholders' Loans		/
30	3-8	Corporate Assets - Stocks		/
31	3-9	Corporate Assets - Real Estate		/
32	3-10	Corporate Assets - Other Investment		/
33	3-11	Corporate Assets - Accrued Investment Income		/
34	3-12	Corporate Assets - Accounts/Notes Receivable		/
35	3-13	Corporate Assets - Property and Equipment		/
36	3-14	Corporate Assets - Inventories		/
37	3-15	Corporate Assets - Other Assets		/
38	4	Insurance Premium Reserve		/
39	5	Other Reserves		/
40	6	Planholders' Benefits Payable		/
41	7	Planholders' Deposits		/
42	8	Counselors' Bond Reserves		/
43	9	Accounts / Notes Payable		/
44	10	Taxes Payable		/
45	11	Accrued Expenses		/
46	12	Other Liabilities		/
47	13	Stockholders' Equity Account		/
48	CERTIFICATION, NOTARIZED AND SEALED			/
	STATS FORM:			
49	Summary of Investment at Cost for the year ended December 31, 2018			/

Date of Filing: April 29, 2019

Company Representative/Contact No.: RUDY GO / 893-6060 LOCAL 231

IC Representative/Examiner

ANNUAL STATEMENT for the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

License Number PN-2019-07-R	Date of Issue January 1, 2019
SEC Registration Number 1556675	Date of Issue October 27, 1988
Date of Incorporation October 27, 1988	Commenced Business on September 17,1990
Tax Identification Number 000-527-090-000	
Home Office Address 3/F Cityland Condo.10 Tower 2, 154 H.V. Dela Costa St., Salcedo Village, Makati City	
Telephone Number 819-1111 / 893-6060 loc. 327	FAX Number 892-8656 / 813-1832
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
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
Trustees:				
	Philippine National Bank formerly Allied			
	Banking Corporation			
	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:		Name of Manager:		
	N/A		N/A	

ANNUAL STATEMENT for the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

Exhibit 1 - BALANCE SHEET

ASSETS	Current Year	Previous Year
1. Investments in Trust Funds (Schedule 1)	30,703,630.64	34,010,904.02
2. Insurance Premium Fund (Schedule 2)	200,000.00	200,000.00
3. Corporate Assets: - Government Securities (Schedule 3-1)	-	-
4. -Cash on Hand and in Banks (Schedule 3-2)	109,904,338.09	79,331,917.81
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)	12,115,340.42	15,159,890.07
11. -Real Estate (Schedule 3-9)	133,123,175.57	159,239,181.96
12. -Other Investment (Schedule 3-10)	-	-
13. -Accrued Investment Income (Schedule 3-11)	718,846.78	429,792.42
14. -Accounts/Notes Receivable (Schedule 3-12)	23,940,355.78	12,399,095.50
15. -Property and Equipment (Schedule 3-13)	-	-
16. -Inventories (Schedule 3-14)	-	-
17. -Other Assets (Schedule 3-15)	20,806,095.48	20,810,212.92
18. Total Assets	331,511,782.76	321,580,994.70
LIABILITIES		
19. Pre-need Reserves (Exhibit 6- Seriatim List)	30,394,126.46	31,710,863.84
20. Insurance Premium Reserve (Schedule 4)	129,182.59	157,715.76
21. Other Reserves (Schedule 5)	10,836,530.00	9,475,690.86
22. Planholders' Benefits Payable (Schedule 6)	3,150,589.35	3,181,403.84
23. Planholders' Deposits (Schedule 7)	7,212.21	7,858.29
24. Counselors' Bond Reserves (Schedule 8)	2,733.30	2,733.30
25. Accounts/Notes Payable (Schedule 9)	4,662,144.92	4,894,938.21
26. Taxes Payable (Schedule 10)	171,504.74	58,421.71
27. Accrued Expenses (Schedule 11)	861,028.44	972,193.42
28. Other Liabilities (Schedule 12)	2,159,136.29	893,738.24
29. Total Liabilities	52,374,188.30	51,355,557.47
STOCKHOLDERS' EQUITY		
30. Paid-up Capital Stock (Schedule 13)	137,500,000.00	125,000,000.00
31. Additional Paid-in Capital	-	-
32. Deposit for Future Subscription	-	-
33. Special Surplus Funds:		
34. Fluctuation/Revaluation Reserve - Trust Funds	130,255.12	672,576.56
35. Fluctuation/Revaluation Reserve -Corporate Assets	7,908,634.99	10,953,184.64
36. Retained Earnings - Trust Fund	-	-
37. Retained Earnings - Corporate Assets	136,885,841.26	133,933,035.87
38. Accumulated Re-measurement on Defined Benefit Plan	(137,742.04)	(333,359.84)
39. Adjustment due to Changes in Classification from Financial Assets at FVPL and at FVOCI to Amortized Cost	(3,149,394.87)	-
40. Total Stockholders' Equity	279,137,594.46	270,225,437.23
41. Total Liabilities & Stockholders' Equity	331,511,782.76	321,580,994.70

ANNUAL STATEMENT for the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

Exhibit 2- INCOME STATEMENT

(Accrual Basis)

Premiums		P	50,398.83	a
Increase(Decrease) in Pre-Need Reserves			<u>1,316,737.38</u>	b
Increase(Decrease) in Insurance Premium Reserves				c
Increase(Decrease) in Other Pre-Need Reserves			<u>(1,434,456.52)</u>	d
*Other Direct Income (ex. Processing fees, surcharges, etc.)			<u>983,680.00</u>	e
Total Direct Income (a ± b ± c ± d + e)			<u>916,359.69</u>	f
Less: Benefit Payments (Surrenders, maturities, lapsed, terminated, etc.)	P	3,620,459.60		g.1
Commissions / Collections Fee Expenses		<u>0.00</u>		g.2
*Other Direct Expenses (insurance , discount, overrides, bonus, etc.)		<u>156,425.67</u>		g.3
Total Direct Expenses (g.1 + g.2 + g.3)			<u>3,776,885.27</u>	g
Gain/(Loss) (f - g)			<u>(2,860,525.58)</u>	h
Plus: Interest/Income Earned from the following Trust Fund/Placements/Investments.				
(Gross of Final Taxes)				
Bonds				i.1
Stocks		<u>403,375.02</u>		i.2
Real Estate		<u>33,605,083.83</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>1,720,202.92</u>		i.10
Bank Deposits (Time/Deposits)		<u>3,888,636.24</u>		i.11
Total Gain/(Loss) & Interest Earned (h + i)			<u>36,756,772.43</u>	j
Other Income/Expense items:				
Depreciation - Building		<u>(6,485,422.65)</u>		k.1
Investment Expenses				k.2
*Other Income/Other Expenses (ex. Forex gain/(loss), etc.)		<u>1,302,547.90</u>		k.3
Sub-Total (j + k)			<u>31,573,897.68</u>	l
Less: Taxes other than Income tax				
Taxes on Real Estate		<u>647,451.42</u>		m.1
Documentary Stamp Tax		<u>125,000.00</u>		m.2
Corporate Residence Certificate		<u>10,500.00</u>		m.3
Assessment, Licenses & Fees		<u>506,304.36</u>		m.4
VAT & Fringe Benefit Tax				m.5
Final Taxes		<u>777,727.25</u>		m.6
Other General Expenses				
Salaries & Wages		<u>2,612,748.13</u>		n.1
Allowance to Officers				n.2
Allowance to Employees				n.3
Pension, Retirement, & Other similar benefits (SSS, Medicare, etc.)		<u>3,985,991.27</u>		n.4
Rent, Light & Water		<u>409,921.54</u>		n.5
Other General Expenses		<u>1,623,167.56</u>		n.6
Sub-Total (taxes & general expenses) (m + n)			<u>10,698,811.53</u>	o
Net Income/(Loss) before Income Tax			<u>20,875,086.15</u>	p
Less: Income Tax			<u>4,438,600.76</u>	q
Net Income/(Loss) for the year (p - q)			<u>16,436,485.39</u>	r

Note: Capital Gains/(Losses) on shares of stock amounting to P 8,038,890.11 is excluded (Please refer to Equity as per Audited Financial Statements).

**Please specify on separate sheet*

/stats

ANNUAL STATEMENT for the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

Other Income

600-501	Miscellaneous Income - CPI	623.64
600-504	Miscellaneous Income - RET	20,204.47
600-505	Miscellaneous Income - Others	23,321.62
600-506	Miscellaneous Income - Windsor	34,053.56
600-508	Miscellaneous Income - Client	58,469.65
600-509	Miscellaneous Income - AP OfficeSupplies	12,170.55
600-510	Miscellaneous Income - OS RE	1,446.43
600-511	Miscellaneous Income - OS Others	2,053.58
600-512	Miscellaneous Income _ Restoration	67,549.95
600-513	Miscellaneous Income - Notarial	892.86
600-514	Miscellaneous Income - OfficeSupplies C21	4,464.29
600-516	Miscellaneous Income - Notarial C36	446.43
600-517	Miscellaneous Income-Office Supplies C55	13,392.87
600-518	Miscellaneous Income-Forfeited C55	7,857.14
600-520	Miscellaneous Income - Notarial C55	1,339.29
600-522	Miscellaneous Income - (CLTS) CPI	1,339.29
600-524	Miscellaneous Income-Office Supp. CP11	16,071.42
600-525	Miscellaneous Income-Referral Fee	6,130.48
600-526	Miscellaneous Income- Notarial CPI	2,232.15
600-527	Misc. Income - Office Supplies (CP3)	10,714.28
600-528	Miscellaneous Income - Refund Reg. Exp.	704,669.69
600-529	Miscellaneous Income - Meralco Refund	214,487.93
600-530	Misc. Income - Office Supplies CP2	10,714.28
600-531	Misc. Income - Assoc (VAT)	8,928.57
600-532	Misc. Income - GET (CP1)	7,857.14
600-533	Misc. Income - METIV (CP2)	13,160.71
600-534	Misc. Income - GCR (CP3)	7,589.29
600-535	Misc. Income - Office Supplies CP4	24,107.14
602-200	Other Income - CPI1 GET (VAT)	488.13
602-300	Other Income - CPI MET4 (VAT)	495.54
602-400	Other Income - Others Xerox	80.35
602-700	Other Income - TMR2 (CPI) VAT	5,401.39
602-800	Other Income - GCR	12,939.58
602-900	Other Income - PPT1	6,854.21
		1,302,547.90

ANNUAL STATEMENT for the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

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

Month (1)	Amount Collected	Amount of Required Deposit	Amount of Actual Deposit	Remarks (5)
	(2)	(3)	(4)	
Memorial Plan:	N/A			
Education Plan:	N/A			
Pension Plan:				
Union Bank of the Philippines				
January	-	-	-	
February	1,294.98	1,035.96	1,035.96	
March	-	-	2,206,126.22	
Additional trust fund contribution to cover the deficit in 2017	-			
April	-	-	-	
May	-	-	-	
June	49,864.00	39,891.20	39,891.20	
July	-	-	-	
August	-	-	-	
September	-	-	-	
October	-	-	-	
November	-	-	-	
December	-	-	-	
	51,158.98	40,927.16	2,247,053.38	
Philippine National Bank				
	-	-	-	
	-	-	-	
GRAND TOTAL	51,158.98	40,927.16	2,247,053.38	

ANNUAL STATEMENT for the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

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

Month (1)	Total Amount of		Breakdown / Purpose of Withdrawal				Description for "Others" (8)
	Benefits Paid (2)	Withdrawal (3)	Planholders' Benefits (4)	Trustee's Fees (5)	Taxes (6)	Others (7)	
Memorial Plan:	N/A						
Education Plan:	N/A						
Pension Plan:							
Union Bank of the Philippines (UBP)							
January	-	28,853.83	-	5,884.68	22,538.49	430.66	BIR Registration Fee / Provision for Losses - Loans & Receivables
February	-	28,399.17	-	5,756.02	22,713.40	(70.25)	Provision for Losses - Loans & Receivables
March	-	28,534.77	-	5,469.95	23,136.02	(71.20)	Provision for Losses - Loans & Receivables
April	-	2,649.72	-	5,836.10	24,208.69	(27,395.07)	Provision for Losses - Loans & Receivables
May	-	30,293.42	-	5,934.67	24,431.89	(73.14)	Provision for Losses - Loans & Receivables
June	-	30,061.54	-	6,153.49	24,057.20	(149.15)	Provision for Losses - Loans & Receivables
July	-	21,052.16	-	5,915.34	24,190.63	(9,053.81)	Provision for Losses - Loans & Receivables
August	-	30,261.58	-	6,077.92	24,260.75	(77.09)	Provision for Losses - Loans & Receivables
September	-	30,056.83	-	6,120.30	24,688.29	(751.76)	Provision for Losses - Loans & Receivables
October	-	31,652.34	-	5,842.31	25,889.18	(79.15)	Provision for Losses - Loans & Receivables
November	2,756,954.94	2,819,655.04	2,756,954.94	5,930.21	26,041.45	30,728.44	2017 Actuarial Fee / Commission / Real Estate Tax
December	825,858.43	888,926.31	825,858.43	11,103.50	26,657.30	25,307.08	2018 Actuarial Fee / Association dues
Sub-total	3,582,813.37	3,970,396.71	3,582,813.37	76,024.49	292,813.29	18,745.56	

ANNUAL STATEMENT for the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

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

Month (1)	Total Amount of Benefits Paid (2)	Total Amount of Withdrawal (3)	Breakdown / Purpose of Withdrawal				Description for "Others" (8)
			Planholders' Benefits (4)	Trustee's Fees (5)	Taxes (6)	Others (7)	
Philippine National Bank formerly Allied Banking Corporation (PNB)							
January	-	10,711.50	-	3,410.09	7,301.41	-	
February	-	4,829.02	-	3,090.67	1,738.35	-	
March	-	5,299.11	-	3,440.76	1,858.35	-	
April	-	91,012.42	-	3,316.01	84,340.98	3,355.43	TIN Application/ Fire Insurance
May	-	(68,405.02)	-	3,428.68	(71,833.70)	-	
June	-	5,279.32	-	3,335.42	1,943.90	-	
July	-	5,563.12	-	3,468.33	2,094.79	-	
August	-	22,526.09	-	3,485.93	19,040.16	-	
September	-	5,629.03	-	3,394.88	2,234.15	-	
October	-	6,037.55	-	3,523.26	2,514.29	-	
November	-	40,336.79	-	3,431.50	2,656.09	34,249.20	Commission
December	-	6,446.56	-	3,556.05	2,890.51	-	
Sub-total	-	135,265.49	-	40,881.58	56,779.28	37,604.63	
GRAND TOTAL	3,582,813.37	4,105,662.20	3,582,813.37	116,906.07	349,592.57	56,350.19	

ANNUAL STATEMENT For the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

Exhibit 5 - SUMMARY OF MONTHLY SALES FOR THE YEAR

Plan Type (1)	Registration of Plans/Contracts		Amount Sold (4)	Balance of Unsold Plans/Contracts (5)	Initial Collection (6)
	Date Approved (2)	Amount Approved (3)			
Memorial Plan:					
January					
February			N / A		
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
Sub-total					
Education Plan:					
January					
February					
March			N / A		
April					
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, 2018 of CITYPLANS, INCORPORATED

Exhibit 6 - SERIATIM LIST OF IN-FORCE POLICIES

Contract Number	Planholders Name	Birth Date	Inception Date	Plan Type	Maturity Value	Maturity Date	Status	Contract Price	Payment Mode	Total Installments Made	INSURANCE		BENEFITS			Reserves as of 31-Dec-18	
											Total Insurance Premium	Total Insurance Premium Paid	Amount of Benefits Paid	Balance	Last Availment Date		Last Amount Availed
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)
Memorial Plan:																	
Sub-total																	
Education Plan:																	
Sub-total																	
Pension Plan:																	
Breakdown Attached (Please refer to Exhibit 6 File - Soft Copy)																	
Fully Paid - Not Yet Availing Plans					60,640,000.00			6,634,173.00		7,187,862.00	764,410.44	437,260.87					35,938,087.84
Fully Paid - Availing Plans					4,840,000.00			1,773,753.00		1,958,168.00	145,208.91	145,208.91	1,965,172.72	6,440,940.52		18,500.00	4,715,000.00
Sub-total					65,480,000.00			8,407,926.00		9,146,030.00	909,619.35	582,469.78	1,965,172.72	6,440,940.52		18,500.00	40,653,087.84
Grand Total					65,480,000.00			8,407,926.00		9,146,030.00	909,619.35	582,469.78	1,965,172.72	6,440,940.52		18,500.00	40,653,087.84
COMPUTATION OF TRANSITORY PRE-NEED RESERVES:																	
					Adjusted Trust Fund Balance												26,974,472.67
					Actuarial Reserves												40,653,087.84
					Difference												(13,678,615.17)
					Trust Fund Deficiency (Difference/4)												(3,419,653.79)
					Balance - Additional Liability												(10,258,961.38)
					Adjusted Trust Fund Balance												26,974,472.67
					Trust Fund Deficiency (Difference/4)												3,419,653.79
					Transitory Pre-Need Reserves												30,394,126.46
Note: For the supporting details, provide soft copy indicating all the required information of Exhibit 6.																	

ANNUAL STATEMENT for the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

EXHIBIT 7 - LIST OF AVAILING PLANS FOR THE SUCCEEDING YEAR 2018

Planholders' Name (1)	Contract / Policy Number (2)	Plan Type (3)	Term Of Contract		Benefit Payable (6)
			Issue Date (4)	Maturity Date (5)	
Education Plan:					
					-
Sub-total					-
Pension Plan:					
Breakdown Attached (Please refer to Exhibit 7 File - Soft Copy)					
					1,850,395.54
					566,651.50
Sub-total					2,417,047.04
GRAND TOTAL					2,417,047.04
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, 2018 of CITYPLANS, INCORPORATED

Exhibit 8 - CLAIMS / BENEFITS FILED

Date of Claim (1)	Contract Number (2)	Planholders' Name (3)	Inception Date (4)	Plan Type (5)	Maturity Value (6)	Maturity Date (7)	Contract Price (8)	Total Installments Made (9)	Total Insurance Premium Paid (10)	Amount of Benefits Paid (11)	Date Paid (12)	Status of Claim (13)
Memorial Plan:												
1												
2												
3												
4												
5					N / A							
6												
7												
8												
9												
10												
Sub-total												
Education Plan:												
1												
2												
3												
4												
5					N / A							
6												
7												
8												
9												
10												
Sub-total												
Pension Plan:												
1												
2												
3												
4												
5					N O N E							
6												
7												
8												
9												
10												
Sub-total												
Grand Total												
										0.00		
										0.00		

ANNUAL STATEMENT for the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

SCHEDULE 1 - INVESTMENTS IN TRUST FUNDS

Description	VALUE OF INVESTMENTS						INTEREST / DIVIDEND / RENTAL INCOME			
	MEMORIAL (2)	PLAN			EDUCATION (5)	TOTAL (7)	Collected During the Year (8)	Accrued Previous Year (9)	Accrued Current Year (10)	Earned During the Year (11)
		% to Total Equity (3)	PENSION (3)	% to Total Equity (4)						
Government Securities Exh 1 (AS-TF)			19,951,757	64.98%		19,951,757	189,304	189,304	1,312,375	
Cash in Savings/Time Deposits Exh 1 (AS-TF)			3,894,063	12.68%		3,894,063	4,714	23,423	204,683	
Mutual Funds/UITF Exh 1 (AS-TF)			-	-		-	-	-	-	
Short Term Investments Exh 1 (AS-TF)			-	-		-	-	-	-	
Corporate Bonds Exh 1 (AS-TF)			1,116,003	3.63%		1,116,003	7,604	7,604	66,841	
Mortgage Loans Exh 1 (AS-TF)			-	-		-	-	-	-	
Planholders' Loans Exh 1 (AS-TF)			72,582	0.24%		72,582	10,997	-	10,997	
Stocks Exh 1 (AS-TF)			655,468	2.13%		655,468	22,678	-	22,678	
Real Estate Exh 1 (AS-TF)			2,614,708	8.52%		2,614,708	359,649	-	359,649	
Other Investments Exh 1 (AS-TF)			-	-		-	-	-	-	
Accrued Investment Income Exh 1 (AS-TF)			220,330	0.72%		220,330	-	-	-	
Other Assets Exh 1 (AS-TF)			3,190,366	10.39%		3,190,366	-	-	-	
TOTAL ASSETS	-		31,715,277	103.29%	-	31,715,277	1,958,514	201,622	220,330	1,977,222
Accrued Trust Fees Exh 1 (AS-TF)			73,661	0.24%		73,661				
Accrued Taxes Exh 1 (AS-TF)			203,480	0.66%		203,480				
Other Liabilities Exh 1 (AS-TF)			734,505	2.39%		734,505				
TOTAL LIABILITIES	-		1,011,646	3.29%	-	1,011,646				
TOTAL EQUITY	-		30,703,630.64	100.00%	-	30,703,630.64				

ANNUAL STATEMENT For the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

SCHEDULE 2 - INSURANCE PREMIUM FUND (IPF)

Description*	VALUE OF INVESTMENTS				INTEREST / DIVIDEND / RENTAL INCOME			
	PLAN				Collected During the Year (6)	Accrued Previous Year (7)	Accrued Current Year (8)	Earned During the Year (9)
	MEMORIAL (2)	PENSION (3)	EDUCATION (4)	TOTAL (5)				
(1)								
Government Securities								
Cash in Savings/Time Deposits		200,000.00		200,000.00	6,231.11	1,300.00	780.00	5,711.11
Mutual Funds/UITF								
Short Term Investments								
Corporate Bonds								
Mortgage Loans								
Planholders' Loans								
Stocks								
Real Estate								
Other Investments								
Accrued Investment Income								
TOTAL INVESTMENTS	-	200,000.00	-	200,000.00	6,231.11	1,300.00	780.00	5,711.11

ANNUAL STATEMENT for the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

SCHEDULE 2-1 IPF - Government Securities

SECURITY Description	Serial No.	DATE			INITIAL ACQUISITION/BOOKING VALUE			PRICE			CURRENT/CLOSING VALUE			Unrealized Gain (Loss)	Annual Coupon Rate	How Paid*	INTEREST				
		Acquired	Issued	Maturity	Face Value	Underwriting Discount/Premium	Acquisition Cost	At Acquisition Date	At Closing Sheet Date	Book Value	Market Value	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)			
DOMESTIC ISSUES:																					
FXTN:																					
1																					
2																					
3						N	O														
4																					
5																					
TREASURY BILLS																					
1																					
2																					
3																					
Sub-total																					
FOREIGN ISSUES:																					
1																					
2																					
3																					
4																					
5																					
Sub-total																					
TOTALS																					
*Indicate whether annually, semi-monthly, quarterly or monthly.																					

ANNUAL STATEMENT for the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

SCHEDULE 2-2 IPF - 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
		4	5	6	7	8	9	10	11	12	13
Cash on Hand											
Current Accounts:											
1											
2											
3											
Sub-total											
Savings Accounts:											
1											
2											
3											
Sub-total											
Time Deposit Accounts:											
1 UCPB Savings	145615	12/4/2018	2/28/2019	5.200%	86	200,000.00	200,000.00	6,231.11	1,300.00	780.00	5,711.11
2											
3											
Sub-total						200,000.00	200,000.00	6,231.11	1,300.00	780.00	5,711.11
GRAND TOTAL											

ANNUAL STATEMENT for the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

SCHEDULE 2-3 - IPF - 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								
3		N	O	N	E			
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, 2018 of CITYPLANS, INCORPORATED

SCHEDULE 2-4 IPF - Short Term Investments

Investment Type	Account Number	Date of Placement	Market Value	Acquisition Cost	INTEREST			
					Collected During the Year (6)	Accrued Previous Year (7)	Accrued Current Year (8)	Earned During the Year (9)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Special Deposit Accounts								
1			N	O	N	E		
2								
3								
TOTAL			-	-	-	-	-	-

ANNUAL STATEMENT for the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

SCHEDULE 2-6 IPF - 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)	Due Date (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																														
7																														
8																														
9																														
10																														
11																														
12																														
13																														
14																														
15																														
16																														
17																														
18																														
19																														
20																														
TOTALS																														

ANNUAL STATEMENT for the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

SCHEDULE 2-8 IPF - Stocks

DESCRIPTION	Certificate Number	Date Acquired	How Acquired *	Number of Shares	Par Value	Rate Used to Obtain MV	Acquisition Cost	Market Value	DIVIDEND						
									Rate for the last 3 years preceding Current Year			Collected During the Year	Accrued Previous Year	Accrued Current Year	Earned During the Year
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	2010 (10)	2011 (11)	2012 (12)	(13)	(14)	(15)	(16)
Common Shares:															
1															
2															
3															
4								N	O	N	E				
5															
6															
7															
8															
9															
10															
Preferred Shares:															
1															
2															
3															
4															
5															
TOTALS															
*Indicate how stocks were acquired, i.e., whether purchased or as dividend															

ANNUAL STATEMENT for the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

SCHEDULE 2-9 IPF - Real Estate

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	RENTAL INCOME				Encumbrance (if Any)
									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)	(14)
Occupied by the Company:													
Lot													
Building					N	O	N	E					
Sub-total													
Investment Properties													
Lot													
Building													
Sub-total													
GRAND TOTALS													

ANNUAL STATEMENT for the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

SCHEDULE 2-10 IPF - Other Investments

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

ANNUAL STATEMENT for the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

SCHEDULE 2-11 IPF - Accrued Investment Income

Kind of Investment (1)	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						
4 Income on Real Estate						
5 Interest on Mortgage Loans						
6 Interest on Planholders' Loans						
7 Income on Short Term Investments						
8 Income on Other Investments						
9 Interest on Time Deposits	6,231.11	780.00	1,300.00	-	-	5,711.11
Others:						
10						
11						
12						
TOTAL	6,231.11	780.00	1,300.00	-	-	5,711.11

ANNUAL STATEMENT for the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

SCHEDULE 3-1 Corporate Assets - GOVERNMENT SECURITIES

SECURITY Description	Serial No.	DATE		INITIAL ACQUISITION/BOOKING VALUE			PRICE		Book Value	Market Value	Unrealized Gain (Loss)	Annual Coupon Rate	How Paid*	INTEREST			Earned During the Year	
		Acquired	Issued	Maturity	Face Value	Underwriting Discount/Premium	Acquisition Cost	At Acquisition Date						At Closing/Balance Sheet Date	Collected During the Year	Accrued Previous Year		Accrued Current Year
1	2	3	4	5	6	7	8	9	10	11	12	13= (12-11)	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																		
Sub-total																		
FOREIGN ISSUES:																		
1																		
2																		
3																		
4																		
5																		
Sub-total																		
TOTALS																		
*Indicate whether annually, semi-monthly, quarterly or monthly.																		

ANNUAL STATEMENT for the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

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

Description	Account/ Certificate Number	DATE		Annual Rate/ Interest Net of 20%WTP	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							
												4	5	8	9	10	11	12
2	3			6	7													
Cash in Company's Office:																		
Revolving Fund / Change Fund							500.00											
Commission Fund							-											
Sub-total							500.00											
Cash in Bank:																		
Current Accounts:																		
1	BPI - Ayala East	CASA1731-0095-85					52,116.14											
2	Security Bank	CASA 0000-005537-048					98,926.24											
3	UCPB2 - Ayala	103-008443-1					-											
4	Phil. Savings Bank	CASA001-33200033-6					35,914.92											
5	China Bank	CASA212-0244919					50,608.06											
6	Metrobank	7-002-12325-4					10,000.00											
7	Security Bank	0000-010984-326					51,581.67											
Sub-total							299,147.03											

ANNUAL STATEMENT for the Year Ended December 31, 2018 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								
3			N	O	N	E		
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, 2018 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 Date Given Date Due (6) (7)		Amount of Loan Original (8)		PRINCIPAL				INTEREST			
		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																			
7																			
8																			
9																			
10																			
11																			
12																			
13																			
14																			
15																			
16																			
17																			
18																			
19																			
20																			
TOTALS																			

ANNUAL STATEMENT for the Year Ended December 31, 2018 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)	
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	259,720.74	667,853.46					
1703 / 0112012006105	20.96 sq.m	Developers, Inc.	Nov. 2007		935,319.35	261,889.39	673,429.96					
1903 / 0112012006228	20.96 sq.m		Nov. 2007		926,248.25	259,349.46	666,898.79					
2003 / 0112012006103	20.96 sq.m		Nov. 2007		922,951.80	258,426.54	664,525.26					
2303 / 0112012006190	20.96 sq.m		Nov. 2007		923,538.05	258,590.64	664,947.41					
2603 / 0112012006302	20.96 sq.m		Nov. 2007		925,891.35	259,249.51	666,641.84					
2702 / 0112012006104	21.20 sq.m		Nov. 2007		938,734.10	262,845.49	675,888.61					
3102 / 0112012006137	21.20 sq.m		Nov. 2007		956,012.00	267,683.41	688,328.59					
3103 / 0112012006244	20.96 sq.m		Nov. 2007		933,801.05	261,464.30	672,336.75					
Sub-total				25 years	8,390,070.15	2,349,219.48	6,040,850.67	-	1,270,721.44	-	1,270,721.44	
B. Grand Central Residences located at												
EDSA cor. Sultan, Mandaluyong City												
Unit No. / CCT No.												

1708 / 008-2017010768	18.31 sq.m	Cityland Dev. Corporation	Aug. 2011	1,027,892.89	143,905.01	883,987.88			
2208 / 008-2017009937	18.31 sq.m	Corporation	Aug. 2011	1,027,892.89	143,905.01	883,987.88			
0432 / 008-2017010769	18.06 sq.m		Aug. 2011	1,066,856.60	149,359.93	917,496.67			
0531 / 008-2017010781	18.42 sq.m		Aug. 2011	1,087,616.33	152,266.32	935,350.01			
0532 / 008-2017005509	18.06 sq.m		Aug. 2011	1,066,856.60	149,359.94	917,496.66			
0627 / 008-2017010210	18.42 sq.m		Aug. 2011	1,087,616.33	152,266.32	935,350.01			
0926 / 008-2017010780	18.06 sq.m		Aug. 2011	1,066,856.60	149,359.93	917,496.67			
0927 / 008-2017010783	18.42 sq.m		Aug. 2011	1,087,616.33	152,266.32	935,350.01			
0931 / 008-2018001163	18.42 sq.m		Aug. 2011	1,087,616.33	152,266.32	935,350.01			
1026 / 008-2017009943	18.31 sq.m		Aug. 2011	1,066,856.60	149,359.93	917,496.67			
0508 / 008-2017009946	18.31 sq.m		Aug. 2011	1,027,892.89	143,905.01	883,987.88			
0509 / 008-2017009947	18.42 sq.m		Aug. 2011	1,047,875.95	146,702.63	901,173.32			
0514 / 008-2018001157	18.42 sq.m		Aug. 2011	1,047,875.95	146,702.63	901,173.32			
0515 / 008-2017004601	18.06 sq.m		Aug. 2011	1,027,892.89	143,905.01	883,987.88			
0714 / 008-2018001158	18.42 sq.m		Aug. 2011	1,047,875.95	146,702.63	901,173.32			
0914 / 008-2018001159	18.42 sq.m		Aug. 2011	1,047,875.95	146,702.63	901,173.32			
0915 / 008-2017009942	18.31 sq.m		Aug. 2011	1,027,892.89	143,905.01	883,987.88			
1008 / 008-2017007854	18.06 sq.m		Aug. 2011	1,027,892.89	143,905.01	883,987.88			
1614 / 008-2017009591	18.42 sq.m		Aug. 2011	1,047,875.95	146,702.63	901,173.32			
1615 / 008-2018000618	18.31 sq.m		Aug. 2011	1,027,892.89	143,905.01	883,987.88			
0501 / 008-2018000616	29.88 sq.m.		April 2012	1,500,926.35	210,129.71	1,290,796.64			
0504 / 008-2018001153	29.88 sq.m.		April 2012	1,500,926.35	210,129.71	1,290,796.64			
0510 / 008-2018001152	18.11 sq.m.		April 2012	1,007,674.34	141,074.36	866,599.98			
0610 / 008-2017010776	18.11 sq.m.		April 2012	1,014,905.61	142,086.80	872,818.81			
0632 / 008-2017003534	18.31 sq.m.		April 2012	1,130,711.49	158,299.64	972,411.85			
0710 / 008-2016006702	18.11 sq.m.		April 2012	986,462.86	138,104.80	848,358.06			
0810 / 008-2016008002	18.11 sq.m.		April 2012	993,394.80	139,075.30	854,319.50			
1114 / 008-2017010777	18.42 sq.m		April 2012	1,141,246.12	159,774.49	981,471.63			
1714 / 008-2017010778	18.42 sq.m		April 2012	1,138,932.67	159,450.60	979,482.07			
2104 / 008-2018001166	29.88 sq.m.		April 2012	1,468,899.38	205,645.94	1,263,253.44			
2114 / 008-2017009948	18.42 sq.m		April 2012	1,135,689.86	158,996.61	976,693.25			
2201 / 008-2017010779	29.88 sq.m.		April 2012	1,500,926.35	210,129.72	1,290,796.63			
2605 / 008-2016007584	30.30 sq.m.		April 2012	1,477,893.27	206,905.09	1,270,988.18			
2701 / 008-2018000620	29.88 sq.m.		April 2012	1,515,752.07	212,205.32	1,303,546.75			
2704 / 008-2017008061	29.88 sq.m.		April 2012	1,483,303.79	207,662.56	1,275,641.23			
2705 / 008-2017009951	30.30 sq.m.		April 2012	1,477,893.27	206,905.09	1,270,988.18			
2735 / 008-2018001155	30.30 sq.m.		April 2012	1,510,208.02	211,429.15	1,298,778.87			
2804 / 008-2017008408	29.88 sq.m.		April 2012	1,483,303.79	207,662.56	1,275,641.23			
3101 / 008-2018001165	29.88 sq.m.		April 2012	1,483,303.79	207,662.56	1,275,641.23			
3104 / 008-2017008407	29.88 sq.m.		April 2012	1,483,303.79	207,662.57	1,275,641.22			
3201 / 008-2018001168	29.88 sq.m.		April 2012	1,483,303.79	207,662.58	1,275,641.21			

0410 / 008-2016006687	18.11 sq.m.		April 2013	1,052,174.55	147,304.47	904,870.08			
0428 / 008-2017004600	18.11 sq.m.		April 2013	1,034,590.10	144,842.56	889,747.54			
0528 / 008-2017010770	18.11 sq.m.		April 2013	1,038,163.40	145,342.83	892,820.57			
0612 / 008-2017009941	18.11 sq.m.		April 2013	1,017,573.03	142,460.25	875,112.78			
0712 / 008-2016006703	18.11 sq.m.		April 2013	1,024,782.82	143,469.56	881,313.26			
0812 / 008-2016007583	18.11 sq.m.		April 2013	1,082,437.68	151,541.33	930,896.35			
0928 / 008-2017009940	18.11 sq.m.		April 2013	1,072,093.47	150,093.03	922,000.44			
0530 / 008-2017009952	19.76 sq.m.		June 2013	1,173,933.30	164,350.63	1,009,582.67			
0726 / 008-2018000617	18.31 sq.m.		June 2013	1,172,946.36	164,212.46	1,008,733.90			
0732 / 008-2017010775	18.31 sq.m.		June 2013	1,172,946.36	164,212.46	1,008,733.90			
1208 / 008-2017007591	18.31 sq.m.		June 2013	1,188,525.13	166,393.49	1,022,131.64			
1510 / 008-2018001164	18.11 sq.m.		June 2013	1,184,551.40	165,837.14	1,018,714.26			
1728 / 008-2018001162	18.11 sq.m.		June 2013	1,190,331.66	166,646.39	1,023,685.27			
2128 / 008-2018000619	18.11 sq.m.		June 2013	1,185,615.86	165,986.17	1,019,629.69			
2214 / 008-2018001154	18.42 sq.m.		June 2013	1,190,441.27	166,661.81	1,023,779.46			
2310 / 008-2017010782	18.11 sq.m.		June 2013	1,181,146.38	165,360.43	1,015,785.95			
2312 / 008-2017009089	18.11 sq.m.		June 2013	1,190,749.06	166,704.81	1,024,044.25			
3212 / 008-2017009945	18.11 sq.m.		June 2013	1,185,177.14	165,924.77	1,019,252.37			
3612 / 008-2018001877	18.11 sq.m.		June 2013	1,180,994.05	165,339.20	1,015,654.85			
Sub-total				70,490,656.48	9,868,692.18	60,621,964.30	6,795,682.28	-	6,795,682.28
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	195,525.67	1,235,153.62			
2630 / 002-2016012029	24.73 sq.m		Aug. 2011	1,470,019.92	200,902.22	1,269,117.70			
2430 / 002-2016013806	24.73 sq.m		Aug. 2011	1,458,669.97	199,351.06	1,259,318.91			
2330 / 002-2017001436	24.73 sq.m		Aug. 2011	1,509,185.69	206,254.88	1,302,930.81			
2030 / 002-2017001435	24.73 sq.m		Aug. 2011	1,429,763.07	195,400.45	1,234,362.62			
1930 / 002-2017001393	24.73 sq.m		Aug. 2011	1,420,193.12	194,092.56	1,226,100.56			
1830 / 002-2017001501	24.73 sq.m		Aug. 2011	1,479,135.33	202,148.00	1,276,987.33			
1230 / 002-2016012027	24.73 sq.m		Aug. 2011	1,447,892.00	197,878.07	1,250,013.93			
1530 / 002-2016011177	24.73 sq.m		Aug. 2011	1,438,978.39	196,659.88	1,242,318.51			
0807 / 002-2016012026	24.99 sq.m		Aug. 2011	1,502,144.03	205,292.52	1,296,851.51			
0808B / 002-2016011123	21.24 sq.m		Aug. 2011	1,325,200.43	181,110.23	1,144,090.20			
1107 / 0022016016234	26.05 sq.m		Aug. 2011	1,441,089.45	196,948.39	1,244,141.06			
1007 / 002-2016011982	26.05 sq.m		Aug. 2011	1,469,208.71	200,791.36	1,268,417.35			
4011 / 002-2016013490	16.21 sq.m		Aug. 2011	1,210,488.74	165,432.96	1,045,055.78			

3935 / 002-2017001728	20.18 sq.m		June 2014		1,513,304.40	206,817.77	1,306,486.63			
4035 / 002-2016011530	20.18 sq.m		June 2014		1,513,304.40	206,817.77	1,306,486.63			
3835 / 002-2016016232	20.18 sq.m		June 2014		1,597,671.81	218,347.98	1,379,323.83			
3635 / 002-2016016372	20.18 sq.m		June 2014		1,585,332.46	216,661.60	1,368,670.86			
3735 / 002-2016016343	20.18 sq.m		June 2014		1,683,652.02	230,098.61	1,453,553.41			
2535 / 002-2017000103	20.18 sq.m		June 2014		1,631,278.62	222,940.91	1,408,337.71			
2835 / 002-2017000122	20.18 sq.m		June 2014		1,596,747.26	218,221.63	1,378,525.63			
2935 / 002-2017000120	20.18 sq.m		June 2014		1,695,792.79	231,757.85	1,464,034.94			
3235 / 002-2017002144	20.18 sq.m		June 2014		1,628,038.68	222,498.12	1,405,540.56			
3335 / 002-2017001908	20.18 sq.m		June 2014		1,659,952.37	226,859.66	1,433,092.71			
3435 / 002-2017001481	20.18 sq.m		June 2014		1,762,997.17	240,942.45	1,522,054.72			
2007 / 002-2016011091	26.05 sq.m		June 2014		1,815,654.94	248,139.01	1,567,515.93			
2707 / 002-2016016342	26.05 sq.m		June 2014		1,884,557.13	257,555.64	1,627,001.49			
3907 / 002-2016013878	26.05 sq.m		June 2014		1,920,104.08	262,413.72	1,657,690.36			
3707 / 002-2017002248	26.05 sq.m		June 2014		1,964,209.51	268,441.47	1,695,768.04			
3807 / 002-2016016408	26.05 sq.m		June 2014		2,006,143.57	274,172.45	1,731,971.12			
3507 / 002-2017000747	26.05 sq.m		June 2014		2,039,123.51	278,679.71	1,760,443.80			
3407 / 002-2016012004	26.05 sq.m		June 2014		2,039,123.51	278,679.71	1,760,443.80			
3307 / 002-2017001727	26.05 sq.m		June 2014		2,173,001.97	296,976.15	1,876,025.82			
2907 / 002-2016013905	26.05 sq.m		June 2014		2,105,628.27	287,768.41	1,817,859.86			
Sub-total					55,848,266.61	7,632,578.87	48,215,687.74	-	3,192,310.63	3,192,310.63
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.	April 2012		1,571,513.20	371,924.80	1,199,588.40			
1206 006-2014010067	28.16 sq.m.	Corporation	April 2012		1,582,983.55	374,639.40	1,208,344.15			
1604 006-2014010972	26.5 sq.m.		April 2012		1,578,566.00	373,593.99	1,204,972.01			
1806 006-2014009962	28.16 sq.m.		April 2012		1,582,392.55	374,499.53	1,207,893.02			
2006 006-2014010976	28.16 sq.m.		April 2012		1,581,216.15	374,221.16	1,206,994.99			
Sub-total					7,896,671.45	1,868,878.88	6,027,792.57	-	735,459.00	735,459.00
E. Pines Peak Tower I located at Union Pines/Pines Sis Barangka 'Mandaluyong City										
Unit No. / CCT No.										
1024 / 008-2017011254	19.45 sq.m.	Cityland Dev.	Aug. 2012		984,174.03	111,539.73	872,634.30			
1033 / 008-2018000778	19.45 sq.m.	Corporation	Aug. 2012		984,174.03	111,539.73	872,634.30			

ANNUAL STATEMENT for the Year Ended December 31, 2018 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 (8)	Accrued Previous Year (9)	Accrued Current Year (9)	Earned During the Year (10)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(9)	(10)	
1											
2											
3											
4				N	O	N	E				
5											
6											
7											
8											
9											
10											
TOTAL											

ANNUAL STATEMENT for the Year Ended December 31, 2018 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	403,375.02	-	-	-	-	403,375.02
4 Income on Real Estate	33,605,083.83	-	-	-	-	33,605,083.83
5 Interest on Mortgage Loans	-	-	-	-	-	-
6 Interest on Planholders' Loans	-	-	-	-	-	-
7 Income on Time Deposit	3,589,926.32	717,842.48	428,492.42	-	-	3,879,276.38
8 Income on Short-term Investments	-	-	-	-	-	-
9 Interest on Bank Deposits	3,424.45	224.30	-	-	-	3,648.75
Others:						
10 IPF - Time Deposit	6,231.11	780.00	1,300.00	-	-	5,711.11
TOTAL	37,608,040.73	718,846.78	429,792.42	0.00	0.00	37,897,095.09

ANNUAL STATEMENT for the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

SCHEDULE Corporate Assets 3-12 ACCOUNTS/ NOTES RECEIVABLE

Name / Address of Debtor or Maker of Note*	Date Granted / Issued (2)	Original Amount (3)	Date of Last Payment (4)	Amount Paid During the Year (5)	Balance as of 12-31-PY (7)	Balance as of 12-31-CY (8)	Remarks <i>(Description: Nature, and Security, if any)</i> (8)
Accounts Receivable:							
Secured:							
Various Clients	8/2011 & 2018			(1,062.66)	420.80	1,483.46	Elec Bill GET U 1603 & Water bill - tenants
Employee	12/20/2018	150.00		(150.00)	-	150.00	Cash Advance - 1 pc window handle
Various Clients - AP Registration				(14,342.67)	27,277.78	41,620.45	Advances A/P Registration
Various Clients - RET				(22,046.54)	106,060.54	128,107.08	RET payments
Various Clients - EST. REG.				(66,066.00)	-	66,066.00	Estimated Registration Expenses
Others				(211.18)	-	211.18	Fire tax for TMR2 for 2019
Unsecured:							
1 Insurance Claims Receivable							
Sub-total				(103,879.05)	133,759.12	237,638.17	
Installment Contracts Receivable							
Secured:							
1 Various Clients				(11,437,381.23)	12,265,336.38	23,702,717.61	Receivable from Sale of Real Estate
Unsecured:							
1				(11,437,381.23)	12,265,336.38	23,702,717.61	
Other Receivable:*							
1							
Sub-total				-	-	-	
GRAND TOTALS							
				(11,541,260.28)	12,399,095.50	23,940,355.78	

*To be itemized in detail.

ANNUAL STATEMENT for the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

SCHEDULE Corporate assets 3-14 Corporate Assets - INVENTORIES

	Particulars (1)	Nature of Account (2)	COST		Remarks (5)
			Previous Year (3)	Current Year (4)	
1			-	-	
2					
3					
4					
5	N	O	N	E	
6					
7					
	TOTAL		-	-	
*To be Itemized in detail.					

ANNUAL STATEMENT for the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

SCHEDULE 4 - INSURANCE PREMIUM RESERVE

Plan	Balance of	
	Previous Year	Current Year
(1)	(2)	(3)
1 Memorial	-	-
2 Pension	157,715.76	129,182.59
3 Education	-	-
TOTAL	157,715.76	129,182.59

ANNUAL STATEMENT for the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

SCHEDULE 5 - OTHER RESERVES

Plan		Balance of	Balance
		Previous Year	Current Year
(1)		(2)	(3)
PENSION			
1	Pension Bonus	651,186.00	577,568.62
2	Trust Fund Deficiency	8,824,504.86	10,258,961.38
3			
TOTAL		9,475,690.86	10,836,530.00

ANNUAL STATEMENT for the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

SCHEDULE 6 - PLANHOLDERS' BENEFITS PAYABLE

Name of Planholder		Nature of Account	Balance Previous Year	Balance Current Year	Remarks
(1)		(2)	(3)	(4)	(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	Staled Check -FS-MV & PB; Add'l PB for 2002	11,771.31	11,771.31	
2	Fernando Flores	Staled Check -Additional Pension Bonus	71.53	71.53	
3	Susan Alviola	Staled Check -Additional Pension Bonus	848.91	848.91	
4	Natalia S. Paulme	Staled Check -Additional Pension Bonus	101.24	101.24	
5	Ma. Geraldine S. Solitario	Additional pension bonus for 2002	2,849.27	2,849.27	
6	Salvador B. dela Peña	Additional pension bonus -2002 / PB Dec 2001	2,271.87	2,271.87	
7	Rodelio S. Roque	Additional pension bonus for 2002	163.76	163.76	
8	Joy A. Dean	Additional pension bonus for 2002	408.02	408.02	
9	Cheryl M. Zamora	Additional pension bonus for 2002	408.02	408.02	
10	Joel F. Malicsi	Additional pension bonus-2002 / PB Dec. 2001	601.92	601.92	
11	Teodoro Q. Valbuena	Additional pension bonus-2002 / PB Dec. 2001	603.57	603.57	
12	Raquel C. Canlas	Full settlement of pension bonus – Dec. 2001	395.25	395.25	
13	Jose O. Fournier	Full settlement of pension bonus – Dec. 2001	2,120.08	2,120.08	
14	Marvin T. Caro	Full settlement of pension bonus – Dec. 2001	422.19	422.19	
15	Alexander F. de Vera	Full settlement of pension bonus – Dec. 2001	355.82	355.82	
	Ma. Belinda Medrana	Staled Check-Additional pension bonus for 2003	1,774.64	1,774.64	
	Antonio Santos	Staled Check-Additional pension bonus for 2003	134.55	134.55	
	Rodolfo L. Montero	Staled Check-Additional pension bonus for 2004	653.70	653.70	
	Eleonor Maglalang	Staled Check- Termination Values 03/03/05	997.50	997.50	
	Julieta N. Navar	Additional pension bonus for 2003	310.80	310.80	
	Helen C. Lay	Additional pension bonus for 2003	222.43	222.43	
	Soliza Nora F. Tornea	Additional pension bonus for 2003	231.57	231.57	
	Magdalena M. Rañada	Additional pension bonus for 2003	214.10	214.10	
	Angelito M. Rañada Jr.	Additional pension bonus for 2003	212.78	212.78	
	Senen D. Sevilla	Additional pension bonus for 2003	181.16	181.16	
	Evelyn C. Palarca	Additional pension bonus for 2003	308.46	308.46	
	Joseph Y. Jimenez	Additional pension bonus for 2003	166.26	166.26	
	Edna M. Jimenez	Additional pension bonus for 2003	166.26	166.26	
	Marianito B. Aranas	Additional pension bonus for 2004	252.73	252.73	
	Raymond Enriquez	Additional pension bonus for 2004	360.74	360.74	
	Arcel Oblea	Additional pension bonus for 2004	1,252.84	1,252.84	
	Anita A. Regado	Additional pension bonus for 2004	296.39	296.39	
	Joel R. Peñamora	Additional pension bonus for 2004	245.73	245.73	
	Lourdes F. Quising	Additional pension bonus for 2004	1,302.14	1,302.14	
	Belen B. Marciano	Additional pension bonus for 2004	232.83	232.83	
	Ovette N. Ricalde	Additional pension bonus for 2004	469.76	469.76	
	Joseph Aaron Miravalles	Additional pension bonus for 2004	184.64	184.64	
	Julio Cesar M. Manalo	Additional pension bonus for 2012	91.00	91.00	
	Ramon I. Manuel	Staled Check -Additional Pension Bonus	207.98	207.98	
	Numida Pantaleon	Staled Check -Additional Pension Bonus	548.72	548.72	
	Mary Ann Monterola	Staled Checks & Hold Monthly Pension	15,816.22	17,016.22	
	Gerard Thomas Atienza	Staled Check -Full settlement of MV & bonus	11,580.75	11,580.75	
	Wilbert Sy	Staled Check -Additional Pension Bonus	976.96	976.96	
	Monica S. Blanco	Staled Check -Additional Pension Bonus	148.52	148.52	
	Aran Jason M. Manalo	Staled Check -Additional Pension Bonus	388.87	388.87	
	Loida Malaca	Staled Check -Additional Pension Bonus	293.67	293.67	
	Erlinda Villaruel	Staled Check -Additional Pension Bonus	708.76	708.76	
	Belen Marciano	Staled Check -Additional Pension Bonus	232.83	232.83	
	Leonidita B. Pascual	Staled Check -Additional Pension Bonus	695.36	695.36	
	Rickzon Umali	Staled Check -Full settlement of MV & bonus	54,752.94	54,752.94	
	Antonio Pascual	Staled Check -Additional Pension Bonus	350.38	350.38	
	Renato D. Barba	Staled Check -Additional Pension Bonus	135.11	135.11	
	Oscar Malimban	Staled Check – Additional pension bonus	686.72	686.72	
	Ferdinand De Leon	Staled Check – Additional pension bonus	186.55	186.55	
	Ramon Nino De Leon	Staled Check – Additional pension bonus	186.57	186.57	
	Teresita Santos	Staled Check – Additional pension bonus	634.31	634.31	
	Marissa A. Ceraos	Staled Check -TV(excess after settlement of loan)	7,183.97	7,183.97	
	Danilo R. Eusebio	Staled Check -TV(excess after settlement of loan)	4,824.82	4,824.82	
	Elenita R. Dimacuha	Staled Check -MV(excess after settlement of loan)	400.00	400.00	
	Liberato Herbert Martinito Jr.	Staled Check -TV(excess after settlement of loan)	2,885.98	2,885.98	
	Jesus C. Mendoza	Staled Checks & Hold Monthly Pension	93,872.66	105,872.66	
	Jannah E. Sicut	Staled Checks & Hold Monthly Pension	28,955.00	32,555.00	
	Henry B. Bentir	Staled Checks & Hold Monthly Pension	85,896.07	97,896.07	

Julieth P. Benson	Staled Checks & Hold Monthly Pension	23,420.42	27,020.42
Lilian S. Cortez	Staled Checks & Hold Monthly Pension	1,400.00	9,100.00
Apolinario Solmeo	Staled Check-TV & Pension Bonus	4,198.15	4,198.15
Mary Chile Villaseran	Staled Check -Additional Pension bonus for 2010	1,217.19	1,217.19
Alicia D. Angeles	Staled Check -Additional Pension bonus for 2010	186.51	186.51
Czara Jane Lee	Staled Check -Additional Pension bonus for 2010	486.62	486.62
Czara Jane Lee	Staled Check -Additional Pension bonus for 2010	486.62	486.62
Guillermo/Jayrold Christian Abilong	Staled Check-MV & Pension Bonus	51,654.30	51,654.30
Alexander J. Lazona	Staled Checks & Hold Monthly Pension	81,674.84	92,674.84
Sonny G. Ang	Staled Check -Full settlement of MV & bonus	76,264.33	76,264.33
Leo D. Bernardino	Staled Check -Full settlement of MV & bonus	76,068.76	76,068.76
Avegail M. Alagar	Staled Check -Full settlement of MV & bonus	111,387.76	111,387.76
Rodrigo M. Ocampo	Staled Checks & Hold Monthly Pension	157,615.27	181,615.27
Vergel Benedict R. Dela Cruz	Staled Checks & Hold Monthly Pension	208,670.61	244,670.61
Gabriel P. Reyala Jr.	Staled Checks & Hold Monthly Pension	22,200.00	24,000.00
Gabriel P. Reyala Jr.	Staled Checks & Hold Monthly Pension	0.00	10,803.43
Lea A. Macandandang	Staled Check -Full settlement of MV & bonus	10,725.76	10,725.76
Ma. Teresa R. Cruz	Additional interest on pension bonus (2005-2011)	304.30	304.30
Edwin Q. Raymundo	Additional interest on pension bonus (2005-2011)	433.45	433.45
Jeannie Vilma N. Raymundo	Additional interest on pension bonus (2005-2011)	457.31	457.31
Daniel L. De Luna Jr.	Additional interest on pension bonus (2005-2011)	486.48	486.48
Miriam I. Lipata	Additional interest on pension bonus (2005-2011)	416.69	416.69
Ma. Doliza R. Riñon	Additional interest on pension bonus (2005-2011)	486.62	486.62
Donna Bella L. De Luna	Additional interest on pension bonus (2005-2011)	190.80	190.80
Amancio G. Mantaring	Additional interest on pension bonus (2005-2011)	974.09	974.09
Elvira I. Urtula	Additional interest on pension bonus (2005-2011)	304.30	304.30
Elvira I. Urtula	Additional interest on pension bonus (2005-2011)	304.30	304.30
Josephine L. De Luna	Additional interest on pension bonus (2005-2011)	340.01	340.01
Josephine L. De Luna	Additional interest on pension bonus (2005-2011)	340.01	340.01
Josephine L. De Luna	Additional interest on pension bonus (2005-2011)	340.01	340.01
Josephine L. De Luna	Additional interest on pension bonus (2005-2011)	340.01	340.01
Ricardo O. Lojera	Additional interest on pension bonus (2005-2011)	155.89	155.89
Ian Kenneth G. Liuson	Additional interest on pension bonus (2005-2011)	529.19	529.19
Erlinda S. Villaruel	Additional interest on pension bonus (2005-2011)	45.39	45.39
Leonida A. Basa	Additional interest on pension bonus (2005-2011)	34.45	34.45
George J. Salvador	Additional interest on pension bonus (2005-2011)	157.31	157.31
Reynaldo A. Kangleon	Additional interest on pension bonus (2005-2011)	211.42	211.42
Agustina P. Abordo	Additional interest on pension bonus (2005-2011)	93.41	93.41
Mary Ann E. Monterola	Additional interest on pension bonus (2005-2011)	163.11	163.11
Lilia R. Gelena	Additional interest on pension bonus (2005-2011)	138.33	138.33
Patrocinio B. Mariano	Additional interest on pension bonus (2005-2011)	207.14	207.14
William B. Mariano	Additional interest on pension bonus (2005-2011)	99.68	99.68
Arnel O. Legada	Additional interest on pension bonus (2005-2011)	141.05	141.05
Elizabeth S. Bringas	Additional interest on pension bonus (2005-2011)	297.67	297.67
Emmanuelle S. Bringas	Additional interest on pension bonus (2005-2011)	99.39	99.39
Alhamed V. Majini	Additional interest on pension bonus (2005-2011)	144.93	144.93
Fe-Attik E. Adil	Additional interest on pension bonus (2005-2011)	186.03	186.03
Fe-Attik E. Adil	Additional interest on pension bonus (2005-2011)	225.37	225.37
Fe-Attik E. Adil	Additional interest on pension bonus (2005-2011)	267.27	267.27
Regina r. Gomez	Additional interest on pension bonus (2005-2011)	286.51	286.51
Ma Beatriz L. Cagampang	Additional interest on pension bonus (2005-2011)	181.45	181.45
Toribio E. Ramos	Additional interest on pension bonus (2005-2011)	186.76	186.76
Remedios S. Ampongan	Additional interest on pension bonus (2005-2011)	129.57	129.57
Michael Derick P. Co	Additional interest on pension bonus (2005-2011)	230.74	230.74
Frank S. Chan	Additional interest on pension bonus (2005-2011)	1,366.85	1,366.85
Norbita M. Biag	Additional interest on pension bonus (2005-2011)	156.02	156.02
Sergio L. Velasquez	Additional interest on pension bonus (2005-2011)	63.34	63.34
Sergio L. Velasquez	Additional interest on pension bonus (2005-2011)	63.27	63.27
Emeliana P. Caraig	Additional interest on pension bonus (2005-2011)	86.82	86.82
Carlito L. Macale	Additional interest on pension bonus (2005-2011)	63.27	63.27
Carlito L. Macale	Additional interest on pension bonus (2005-2011)	93.22	93.22
Naomi V. Sendiong	Additional interest on pension bonus (2005-2011)	375.93	375.93
Rosalinda R. Jungco	Additional interest on pension bonus (2005-2011)	183.93	183.93
Rebecca L. Sevilla	Additional interest on pension bonus (2005-2011)	187.27	187.27
Emmanuel A. Perez	Additional interest on pension bonus (2005-2011)	275.77	275.77
Luisa G. Morales	Additional interest on pension bonus (2005-2011)	75.39	75.39
Erlinda C. Valiente	Additional interest on pension bonus (2005-2011)	183.61	183.61
Norma Sol V. Yanson	Additional interest on pension bonus (2005-2011)	187.95	187.95
Miralyn M. Molaneda	Additional interest on pension bonus (2005-2011)	189.95	189.95
Lorena J. Villanueva	Additional interest on pension bonus (2005-2011)	374.90	374.90
Philemon O. Organo	Additional interest on pension bonus (2005-2011)	100.77	100.77
Teddy A. Irene	Additional interest on pension bonus (2005-2011)	257.75	257.75
Alicia R. Santos	Additional interest on pension bonus (2005-2011)	530.65	530.65
Melanie S. Chua	Additional interest on pension bonus (2005-2011)	191.38	191.38
Maria Sylvia L. Cruz	Additional interest on pension bonus (2005-2011)	315.78	315.78
Rickzon F. Umali	Additional interest on pension bonus (2005-2011)	175.94	175.94
Sonny G. Ang	Additional interest on pension bonus (2005-2011)	220.37	220.37
Rosario G. Comia	Additional interest on pension bonus (2005-2011)	397.57	397.57
Tita P. Huddleston	Additional interest on pension bonus (2005-2011)	300.91	300.91
Riza M. Del Mundo	Additional interest on pension bonus (2005-2011)	315.98	315.98
Henry B. Bentir	Additional interest on pension bonus (2005-2011)	312.95	312.95
John Darry A. Lim	Additional interest on pension bonus (2005-2011)	59.64	59.64
Douglas R. Cunanan	Additional interest on pension bonus (2005-2011)	1,560.07	1,560.07
Loriza E. Dagdag	Additional interest on pension bonus (2005-2011)	356.91	356.91
Ma. Celsa Gregoria Paula A. Pascual	Additional interest on pension bonus (2005-2011)	241.50	241.50
Ma. Teresa S. Pamintuan	Additional interest on pension bonus (2005-2011)	353.58	353.58
Recuerdo J. Santiago	Additional interest on pension bonus (2005-2011)	41.62	41.62
Aurora C. Javier	Additional interest on pension bonus (2005-2011)	348.15	348.15
Fernando N. Pangga	Additional interest on pension bonus (2005-2011)	353.70	353.70

Virginia S. Balinas	Additional interest on pension bonus (2005-2011)	65.91	65.91
Maria Ellen D. Chua	Additional interest on pension bonus (2005-2011)	482.38	482.38
Eliza B. Loyao	Additional interest on pension bonus (2005-2011)	335.62	335.62
Redempta G. Vergara	Additional interest on pension bonus (2005-2011)	718.24	718.24
Redempta G. Vergara	Additional interest on pension bonus (2005-2011)	520.29	520.29
James C. Sy	Additional interest on pension bonus (2005-2011)	386.39	386.39
Leo D. Bernardino	Additional interest on pension bonus (2005-2011)	274.49	274.49
Merlyn P. Espirituoso	Additional interest on pension bonus (2005-2011)	289.59	289.59
Adoracion C. Gonzaga	Additional interest on pension bonus (2005-2011)	235.36	235.36
Alexander J. Lazona	Additional interest on pension bonus (2005-2011)	385.70	385.70
Redempta E. Cawaling	Additional interest on pension bonus (2005-2011)	359.47	359.47
Maximo M. Bayno	Additional interest on pension bonus (2005-2011)	586.99	586.99
Amador T. De Leon	Additional interest on pension bonus (2005-2011)	664.84	664.84
Anna Lissa M. Guinto	Additional interest on pension bonus (2005-2011)	706.62	706.62
Gloria D. Bautista	Additional interest on pension bonus (2005-2011)	703.25	703.25
Sylvia A. Palugod	Additional interest on pension bonus (2005-2011)	329.86	329.86
Rafael R. Buenaventura	Additional interest on pension bonus (2005-2011)	709.36	709.36
Erlinda B. Franco	Additional interest on pension bonus (2005-2011)	226.84	226.84
Romancito S. Romano	Additional interest on pension bonus (2005-2011)	371.78	371.78
Apolinario G. Lacanilao	Additional interest on pension bonus (2005-2011)	391.23	391.23
Quennie D. Solomon	Additional interest on pension bonus (2005-2011)	83.79	83.79
Rogelio E. Encarnacion	Additional interest on pension bonus (2005-2011)	166.64	166.64
Benjamin D. Tejada	Additional interest on pension bonus (2005-2011)	321.56	321.56
Isabelito R. De Guzman	Additional interest on pension bonus (2005-2011)	98.36	98.36
Ann Ng	Additional interest on pension bonus (2005-2011)	96.47	96.47
Ana Meren T. Bersamin-Tan	Additional interest on pension bonus (2005-2011)	19.41	19.41
Aniceto M. Noguera	Additional interest on pension bonus (2005-2011)	437.65	437.65
Myrna C. Arce	Additional interest on pension bonus (2005-2011)	87.42	87.42
Avelina C. Alberastine	Additional interest on pension bonus (2005-2011)	361.02	361.02
Prescilla D. Acob	Additional interest on pension bonus (2005-2011)	349.26	349.26
Albert M. Ortega	Additional interest on pension bonus (2005-2011)	552.59	552.59
Luis B. Otero	Additional interest on pension bonus (2005-2011)	180.53	180.53
Merlo D. Mañalac	Additional interest on pension bonus (2005-2011)	142.82	142.82
Merlo D. Mañalac	Additional interest on pension bonus (2005-2011)	107.12	107.12
Merlo D. Mañalac	Additional interest on pension bonus (2005-2011)	107.12	107.12
Lavyrano R. Reyes	Additional interest on pension bonus (2005-2011)	542.47	542.47
Emerita C. Hernandez	Additional interest on pension bonus (2005-2011)	906.64	906.64
Maria Eloisa C. Gelomio	Additional interest on pension bonus (2005-2011)	38.57	38.57
Filomena S. San Juan	Additional interest on pension bonus (2005-2011)	867.24	867.24
Juan A. Veruasa Jr.	Additional interest on pension bonus (2005-2011)	179.97	179.97
Melinda Y. De Guzman	Additional interest on pension bonus (2005-2011)	208.93	208.93
Henry Villanueva	Additional interest on pension bonus (2005-2011)	204.17	204.17
Lailani Q. Whittle	Additional interest on pension bonus (2005-2011)	103.90	103.90
Lourdes M. Cosare	Additional interest on pension bonus (2005-2011)	136.62	136.62
Nenita T. Villante	Additional interest on pension bonus (2005-2011)	123.37	123.37
Nenita T. Villante	Additional interest on pension bonus (2005-2011)	123.37	123.37
Jun L. Clarito	Additional interest on pension bonus (2005-2011)	255.55	255.55
Wilbert L. Clarito	Additional interest on pension bonus (2005-2011)	374.06	374.06
Eddrobin E. Leynes	Additional interest on pension bonus (2005-2011)	180.79	180.79
Lailani Q. Whittle	Additional interest on pension bonus (2005-2011)	143.49	143.49
Estelita H. Menes	Additional interest on pension bonus (2005-2011)	301.30	301.30
Reynaldo M. Lisbo	Additional interest on pension bonus (2005-2011)	155.61	155.61
Reynaldo M. Lisbo	Additional interest on pension bonus (2005-2011)	155.61	155.61
Arturo M. Llamas Jr.	Additional interest on pension bonus (2005-2011)	606.33	606.33
Charlie Gaw	Additional interest on pension bonus (2005-2011)	232.61	232.61
Apollo T. Lucido	Additional interest on pension bonus (2005-2011)	30.26	30.26
Apollo T. Lucido	Additional interest on pension bonus (2005-2011)	30.26	30.26
Evangeline C. Avila	Additional interest on pension bonus (2005-2011)	123.55	123.55
Eugenia A. Bonifacio	Additional interest on pension bonus (2005-2011)	117.11	117.11
Rosalinda T. Delos Santos	Additional interest on pension bonus (2005-2011)	201.81	201.81
Angeline P. Chung	Additional interest on pension bonus (2005-2011)	105.99	105.99
Louie N. Poa	Additional interest on pension bonus (2005-2011)	68.09	68.09
Leoncio G. Valera	Additional interest on pension bonus (2005-2011)	61.45	61.45
Elsie C. Recasa	Additional interest on pension bonus (2005-2011)	286.40	286.40
Fay V. Romano	Additional interest on pension bonus (2005-2011)	439.59	439.59
Edwin D. Sta. Juana	Additional interest on pension bonus (2005-2011)	360.13	360.13
Rosario M. Orogan	Additional interest on pension bonus (2005-2011)	112.41	112.41
Jesus C. Mendoza	Additional interest on pension bonus (2005-2011)	124.97	124.97
Jonah E. Sicat	Additional interest on pension bonus (2005-2011)	87.37	87.37
Laura S. Ison	Additional interest on pension bonus (2005-2011)	72.23	72.23
Margarita B. Marcelo	Additional interest on pension bonus (2005-2011)	432.17	432.17
Imelda L. Sandoval	Additional interest on pension bonus (2005-2011)	252.25	252.25
Avis M. Navarro	Additional interest on pension bonus (2005-2011)	205.07	205.07
Manuel P. Mejorada II	Additional interest on pension bonus (2005-2011)	425.05	425.05
Wilfredo M. Manubay	Additional interest on pension bonus (2005-2011)	74.44	74.44
Guillermo A. Abilong	Additional interest on pension bonus (2005-2011)	16.63	16.63
Emiliano C. Bautista	Additional interest on pension bonus (2005-2011)	129.38	129.38
Rora Liza R. Bofill	Additional interest on pension bonus (2005-2011)	64.96	64.96
Illuminado S. Rubio	Additional interest on pension bonus (2005-2011)	270.69	270.69
Lornalie J. Gertos	Additional interest on pension bonus (2005-2011)	68.93	68.93
Jorge D. De Ramos	Additional interest on pension bonus (2005-2011)	40.59	40.59
Lalano D. Badoy Jr.	Additional interest on pension bonus (2005-2011)	404.90	404.90
Kenneth Narciso S. Go	Additional interest on pension bonus (2005-2011)	108.39	108.39
Rey Antonio G. Maclang	Additional interest on pension bonus (2005-2011)	66.77	66.77
Julieth P. Benson	Additional interest on pension bonus (2005-2011)	0.72	0.72
Joel D. Magno	Staled Check - per cv 546	161,165.56	161,165.56
Michelle A. Cabusco	Staled Checks & Hold Monthly Pension	85,803.77	91,803.77
Rowena B. Ramos	Staled Check - per cv 721	110,438.72	110,438.72
Teresa Avendaño	Staled Check - per cv	106,512.36	106,512.36

ANNUAL STATEMENT for the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

SCHEDULE 7 - PLANHOLDERS' DEPOSITS

Name of Planholder (1)	Balance of	Received	Refunded	Balance
	Previous Year (2)	During the Year (3)	During the Year (4)	Current Year 2+3-4 (5)
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	995.00	-	-	995.00
2 AURORA A. DIZON	0.00	-	-	0.00
3 CATHERINE V. NACION	0.00	-	-	0.00
4 CHARLOTT A. AUSTRIA	0.00	-	-	0.00
5 CORAZON M. CABUG	225.25	-	-	225.25
6 DULCE AMOR G. COKING	0.00	-	-	0.00
7 ESTER-ZITA M. ABELLO	0.00	-	-	0.00
8 ESTRELLA A. REYES	0.00	-	-	0.00
9 EVA E. RIVERA	0.00	-	-	0.00
10 GABRIEL P. REYALA JR.	0.00	-	-	0.00
11 GOLDIALOU L. VALDELLON	0.00	-	-	0.00
12 JAIME M. BANTILO	205.00	-	-	205.00
13 JOAN L. SY	0.00	-	-	0.00
14 JOCELYN G. FALCULAN	13.80	-	-	13.80
15 LAURA JANE C. CRUZ	0.00	-	-	0.00
16 MA. BEATRIZ L. CAGAMPANG	72.35	-	-	72.35
17 MARIFE D. CARLET	0.00	-	-	0.00
18 MARY JOY S. BOLESTANA	0.00	-	-	0.00
19 MICHELLE A. CABUSO	8.30	-	-	8.30
20 OFELIA O. WANIWAN	312.59	-	-	312.59
21 ORLANDO M. SALES	562.20	-	-	562.20
22 ROSARIO M. LAMORENA	0.00	-	-	0.00
23 ROSEMARIE L. LEGASPI	0.00	-	-	0.00
24 SATURNINO S. CATOTO	0.00	-	-	0.00
25 SOPHIA LOU G. DALAY	0.00	-	-	0.00
26 THOMAS WAYNE L. DAVIS	424.00	-	-	424.00
27 UNKNOWN PENSIONHOLDER	0.00	-	-	0.00
28 VIRGILIO M. BATAK	0.00	-	-	0.00
29 YOLANDA S. CRUZ	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	227.70	-	60.72	166.98
2 Ludivina Guinto	73.82	-	-	73.82
3 Teodoro Guinto	147.63	-	-	147.63
4 Orlando Sales	2,367.45	-	585.36	1,782.09
Sub-total	2,816.60	0.00	646.08	2,170.52
GRAND TOTAL	7,858.29	-	646.08	7,212.21

ANNUAL STATEMENT for the Year Ended December 31, 2018 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, 2018 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 / postage metered stamps	199,567.23	2,712.00
2	Cityland Incorporated	Sharing of expenses	-	41,154.36
3	City & Land Developers, Inc.	Retention for units purchased & Sharing of expenses	164,303.82	336,765.12
4	N/A	Input tax adjustment should be cancelled-adjusted Jan 2019	-	864.07
5	SSS	SSS loan	1,476.64	-
6	Various	Others	778.72	53,589.27
7	Various	Staled Checks	285,096.47	286,418.21
8	Beneficiary of G. Abilong	Proceeds- Insurance Claim	25,900.00	25,900.00
9	Various RE Clients	Registration Expenses	437,442.66	475,246.93
10	Various RE Clients	Meter Deposit Refund	316,400.63	350,623.75
11	Various RE Clients	Advance RET Payments	65,905.56	2,105.40
12	Various RE Clients	RE Refund	207,661.52	168,241.80
13	Various RE Clients	Tax Declaration	2,850.00	2,850.00
14	Various RE Clients	Advance RET Refund	758.88	587.72
15	Medicare	Balance Payable	637.50	783.75
16	SSS	Balance Payable	1,162.60	1,162.60
17	Pag-ibig Fund	Balance Payable	200.00	200.00
18	Various RE Clients	Meter Deposit	132,966.60	144,531.60
19	Various RE Clients	Rental Deposit	3,021,338.67	2,768,408.34
20	Various RE Clients	Reservation Fee	30,490.71	-
Sub-total			4,894,938.21	4,662,144.92
GRAND TOTAL			4,894,938.21	4,662,144.92
<i>*To be Itemized in detail.</i>				

ANNUAL STATEMENT for the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

SCHEDULE 10 - TAXES PAYABLE

	Particulars (1)	Nature of Account (2)	Balance Previous Year (3)	Balance of Current Year (4)	Remarks (5)
1	Value-Added Taxes		30,621.10	30,520.44	
2	Withholding Taxes	Compensation & Benefits	22,584.07	63,888.47	
3	Withholding Taxes	Expanded Taxes	5,216.54	3,499.87	
4	Income Tax	Annual Income Tax	-	73,595.96	
	TOTAL		58,421.71	171,504.74	
	<i>*To be Itemized in detail.</i>				

ANNUAL STATEMENT for the Year Ended December 31, 2018 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	8,393.88	7,423.69	
2	SGV & Company	Audit Fee	205,000.00	75,000.00	
3	SSS, Medicare, Pag-ibig	Contribution	3,254.90	3,401.15	
4	Employees	Unused Leave	655,544.20	712,750.00	
5	Employees	Commission - Sale of Real Estate	100,000.44	62,453.60	
	TOTAL		972,193.42	861,028.44	
<i>*To be Itemized in detail.</i>					

ANNUAL STATEMENT for the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

SCHEDULE 12 - OTHER LIABILITIES

	Name of Creditor*	Nature / Description of Account	Balance	Balance of	Remarks
			Previous Year	Current Year	
	(1)	(2)	(3)	(4)	(5)
1	C. Nicolas	HDC PRM - Unit 0448	7,700.00	7,700.00	
2	Various Clients	HDC	27,800.00	27,800.00	
3	Various Clients	Deferred Credit RET	9,596.40	16,004.61	
4	BIR	Deferred Tax Liabilities	848,641.84	2,107,631.68	
	TOTAL		893,738.24	2,159,136.29	
<i>*To be Itemized in detail.</i>					

ANNUAL STATEMENT for the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

SCHEDULE 13 - STOCKHOLDERS' EQUITY

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

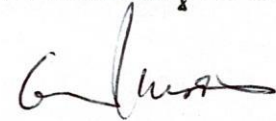
Name of Stockholder (1)	Citizenship (2)	Number of Shares (3)	Par Value per Share (4)	Subscribed Capital (5)	Percentage of Ownership (6)	Subscription Receivable (7)	Paid-up Capital Stock		Additional Paid-in Capital (10)	Deposit for Future Subscription (11)	Dividends Paid During the Year (12)	Dividends Payable Current Year (13)
							Common (8)	Preferred (9)				
1 Cityland Development Corp.	Filipino	124,860,045	1.00	124,860,045.00	90.8073%	-	124,860,045.00	-	-	-	-	-
2 Cityland Incorporated	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. Tiu	Filipino	1	1.00	1.00	0.0000%	-	1.00	-	-	-	-	-
11												
12												
13												
14												
15												
Total		137,500,000.00		137,500,000.00	100%	-	137,500,000.00	-	-	-	-	-

**ANNUAL STATEMENT for the Year Ended December 31, 2018 of
CITYPLANS, INCORPORATED
(PENSION PLAN)**

REPUBLIC OF THE PHILIPPINES } S.S.
MANILA CITY

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 2018, 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 2018, 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 


Affix
Documentary
Stamps

Corporate Residence Certificate No. 00105408
Issued at Makati City
on January 08, 2019

Subscribed and sworn to before me in MANILA on APR 25 2019 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. 447
Page No. 9
Book No. 7
Series of 2019.


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.: 7975460/12-06-2018/Manila
581 Quintin Paredes St., Binondo, Manila

ANNUAL STATEMENT for the Year Ended December 31, 2018 of CITYPLANS, INCORPORATED

INVESTMENT AT COST for the year ended December 31, 2018

		PENSION	LIFE/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	21,034,947.00			21,034,947.00			21,034,947.00
A.4	ST Derom Bonds (ERAP)							
A.5	Agrarian Reform Bonds/Landbank							
A.6	Philippine Issued Eurobonds (P. \$)							
B. PRIVATE BONDS		1,121,121.45			1,121,121.45			1,121,121.45
C. FOREIGN BONDS								
2. STOCKS		488,067.99			488,067.99		4,206,705.43	4,694,773.42
3. REAL ESTATE		2,614,707.95			2,614,707.95		156,404,101.11	159,018,809.06
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	3,833,875.33			3,833,875.33	200,000.00	109,000,000.00	113,033,875.33
12. INVESTMENT IN TRUST FUND								
13. INVESTMENT MANAGEMENT AGREEMENT								
TOTAL INVESTMENTS		29,092,719.72	0.00	0.00	29,092,719.72	200,000.00	300,314,437.18	329,607,156.90