



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, 2016

PRE-NEED



ANNUAL STATEMENT for the Year Ended December 31, 2016 of

CITYPLANS, INCORPORATED

Table of Contents

Pages				
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		Serialim 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, 2016	/
Date of Filing: April 25, 2017				
Company Representative/Contact No.: RUDY GO / 893-6060 LOCAL 231				
IC Representative/Examiner				

ANNUAL STATEMENT for the Year Ended December 31, 2016 of CITYPLANS, INCORPORATED

License Number PN-2017-16-R	Date of Issue December 29, 2016
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 U. 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:	N/A	Name of Manager:	N/A	

ANNUAL STATEMENT for the Year Ended December 31, 2016 of CITYPLANS, INCORPORATED

Exhibit 1 - BALANCE SHEET

ASSETS	Current Year	Previous Year
1. Investments in Trust Funds (Schedule 1)	36,272,935.17	38,034,352.31
2. Insurance Premium Fund (Schedule 2)	250,000.00	300,000.00
3. Corporate Assets - Government Securities (Schedule 3-1)	-	-
4. -Cash on Hand and in Banks (Schedule 3-2)	5,671,948.69	2,155,010.04
5. -Mutual Funds/UITF (Schedule 3-3)	-	-
6. -Short Term Investments (Schedule 3-4)	50,950,000.00	58,250,000.00
7. -Corporate Bonds (Schedule 3-5)	-	-
8. -Mortgage Loans (Schedule 3-6)	-	-
9. -Planholders' Loans (Schedule 3-7)	-	-
10. -Stocks (Schedule 3-8)	14,314,330.58	12,153,361.36
11. -Real Estate (Schedule 3-9)	171,379,962.56	180,332,431.86
12. -Other Investment (Schedule 3-10)	-	-
13. -Accrued Investment Income (Schedule 3-11)	297,079.84	216,839.12
14. -Accounts/Notes Receivable (Schedule 3-12)	9,983,086.69	15,713,262.38
15. -Property and Equipment (Schedule 3-13)	-	-
16. -Inventories (Schedule 3-14)	5,302,463.42	5,302,463.42
17. -Other Assets (Schedule 3-15)	20,795,547.75	1,355,026.03
18. Total Assets	315,217,354.70	313,812,746.52
LIABILITIES		
19. Pre-need Reserves (Exhibit 6- Seriatim List)	31,513,794.53	33,837,949.60
20. Insurance Premium Reserve (Schedule 4)	196,570.45	235,372.69
21. Other Reserves (Schedule 5)	13,397,146.68	16,505,922.58
22. Planholders' Benefits Payable (Schedule 6)	2,746,247.37	2,851,706.24
23. Planholders' Deposits (Schedule 7)	8,504.37	31,144.19
24. Counselors' Bond Reserves (Schedule 8)	2,763.43	7,181.43
25. Accounts/Notes Payable (Schedule 9)	1,770,633.20	2,046,201.98
26. Taxes Payable (Schedule 10)	92,744.54	85,377.69
27. Accrued Expenses (Schedule 11)	638,156.48	653,079.40
28. Other Liabilities (Schedule 12)	3,583,723.13	2,772,749.41
29. Total Liabilities	53,950,284.18	59,026,685.21
STOCKHOLDERS' EQUITY		
30. Paid-up Capital Stock (Schedule 13)	125,000,000.00	125,000,000.00
31. Additional Paid-in Capital	-	-
32. Deposit for Future Subscription	-	-
33. Special Surplus Funds:		
34. Fluctuation/Revaluation Reserve - Trust Funds	1,266,801.79	489,136.50
35. Fluctuation/Revaluation Reserve -Corporate Assets	10,107,625.15	7,946,655.93
36. Retained Earnings - Trust Fund	2,484,019.90	2,182,019.90
37. Retained Earnings - Corporate Assets	122,757,761.52	119,410,505.22
38. Accumulated Re-measurement on Defined Benefit Plan	(349,137.84)	(242,256.24)
39. Total Stockholders' Equity	261,267,070.52	254,786,061.31
40. Total Liabilities & Stockholders' Equity	315,217,354.70	313,812,746.52

ANNUAL STATEMENT for the Year Ended December 31, 2016 of CITYPLANS, INCORPORATED

Exhibit 2- INCOME STATEMENT

(Accrual Basis)

Premiums		P	114,143.49	a
Increase(Decrease) in Pre-Need Reserves			<u>2,324,155.07</u>	b
Increase(Decrease) in Insurance Premium Reserves				c
Increase(Decrease) in Other Pre-Need Reserves			<u>2,923,045.30</u>	d
*Other Direct Income (ex. Processing fees, surcharges, etc.)			<u>302,000.00</u>	e
Total Direct Income (a + b + c + d + e)			<u>5,663,343.86</u>	f
Less: Benefit Payments (Surrenders, maturities, lapsed, terminated, etc.)	P		<u>6,802,088.32</u>	g.1
Commissions / Collections Fee Expenses			<u>0.00</u>	g.2
*Other Direct Expenses (insurance , discount, overrides, bonus, etc.)			<u>115,265.19</u>	g.3
Total Direct Expenses (g.1 + g.2 + g.3)			<u>6,917,353.51</u>	g
Gain/(Loss) (f - g)			<u>(1,254,009.65)</u>	h
Plus: Interest/Income Earned from the following Trust Fund/Placements/Investments.				
(Gross of Final Taxes)				
Bonds				i.1
Stocks			<u>325,636.64</u>	i.2
Real Estate			<u>15,103,162.48</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			<u>1,365,042.60</u>	i.9
Other Investments (specify) Trust Fund Income			<u>1,548,382.59</u>	i.10
Bank Deposits (Time/Deposits)			<u>3,950.63</u>	i.11
Total Gain/(Loss) & Interest Earned (h + i)			<u>17,092,165.29</u>	j
Other Income/Expense items:				
Depreciation - Building			<u>(7,378,565.08)</u>	k.1
Investment Expenses				k.2
*Other Income/Other Expenses (ex. Forex gain/(loss), etc.)			<u>279,361.09</u>	k.3
Sub-Total (j + k)			<u>9,992,961.30</u>	l
Less: Taxes other than Income tax				
Taxes on Real Estate			<u>676,360.32</u>	m.1
Documentary Stamp Tax			<u>1,157.00</u>	m.2
Corporate Residence Certificate			<u>7,104.82</u>	m.3
Assessment, Licenses & Fees			<u>502,606.49</u>	m.4
VAT & Fringe Benefit Tax				m.5
Final Taxes			<u>273,798.65</u>	m.6
Other General Expenses				
Salaries & Wages			<u>1,256,284.54</u>	n.1
Allowance to Officers				n.2
Allowance to Employees				n.3
Pension, Retirement, & Other similar benefits (SSS, Medicare, etc.)			<u>1,933,183.33</u>	n.4
Rent, Light & Water			<u>200,708.02</u>	n.5
Other General Expenses			<u>1,893,382.63</u>	n.6
Sub-Total (taxes & general expenses) (m + n)			<u>6,744,585.80</u>	o
Net Income/(Loss) before Income Tax			<u>3,248,375.50</u>	p
Less: Income Tax			<u>(400,880.80)</u>	q
Net Income/(Loss) for the year (p - q)			<u>3,649,256.30</u>	r

Note: Capital Gain on stocks amounting to P 11,374,426.94 is excluded.

*Please specify on separate sheet

/stats

ANNUAL STATEMENT for the Year Ended December 31, 2016 of CITYPLANS, INCORPORATED

Other Income

602-200	Other Income - CPI 1 GET (VAT)	1,461.61
602-300	Other Income - CPI 1 MET IV	5,099.58
602-400	Other Income - Others Xeroz	160.71
602-700	Other Income - TMR 2 (CPI) VAT	4,468.04
602-800	Other Income - GCR	6,017.01
602-900	Other Income - PPT1 (VAT)	882.13
600-501	Miscellaneous Income – CPI	48,029.41
600-502	Miscellaneous Income – PRM	4,724.47
600-503	Miscellaneous Income - Oxford	2,430.98
600-504	Miscellaneous Income – RET	48,268.33
600-505	Miscellaneous Income – Others	7,730.44
600-506	Miscellaneous Income – Windsor	31,743.99
600-508	Miscellaneous Income – Client	3,080.36
600-509	Miscellaneous Income – AP Office Supplies	1,308.67
600-510	Miscellaneous Income – OS RE	1,401.79
600-514	Miscellaneous Income – Office Supplies C21	20,535.71
600-515	Miscellaneous Income - Notarial C21	-
600-517	Miscellaneous Income – Office Supplies C55	31,250.01
600-519	Miscellaneous Income – Office Supplies C36	39,285.71
600-523	Miscellaneous Income - PPT1	7,321.43
600-524	Miscellaneous Income - Office Supplies CP1	5,357.14
600-525	Miscellaneous Income - Referral Fee	8,357.14
600-526	Miscellaneous Income - Notarial CP1	446.43
TOTAL		<u><u>279,361.09</u></u>

ANNUAL STATEMENT for the Year Ended December 31, 2016 of CITYPLANS, INCORPORATED

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

Month (1)	Amount of Required Deposit (2)	Amount of Actual Deposit (3)	Remarks (4)
Memorial Plan:	N / A		
Education Plan:	N / A		
Pension Plan:			
<u>Union Bank of the Philippines</u>			
January	8,898.68	8,898.68	
February	3,248.66	3,248.66	
March	19,187.98	19,187.98	
April	4,629.94	2,593,687.47	
May	44,346.58	44,346.58	
June	5,035.96	5,035.96	
July	2,632.66	2,632.66	
August	1,187.32	1,187.32	
September	2,748.62	2,748.62	
October	1,548.66	1,548.66	
November	1,187.32	1,187.32	
December	1,187.32	1,187.32	
	95,839.70	2,684,897.23	
<u>Philippine National Bank</u>			
	-	-	
	-	-	
GRAND TOTAL	95,839.70	2,684,897.23	

ANNUAL STATEMENT for the Year Ended December 31, 2016 of CITYPLANS, INCORPORATED

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

Month (1)	Total Amount of Withdrawal (2)	Breakdown / Purpose of Withdrawal				Description for "Others" (7)
		Planholders' Benefits (3)	Trustee's Fees (4)	Taxes (5)	Others (6)	
Memorial Plan:	N/A					
Education Plan:	N/A					
Pension Plan:						
Union Bank of the Philippines (UBP)						
January	29,634.17	-	6,617.02	22,517.15	500.00	Others - BIR Registration Fee
February	28,372.10	-	6,665.11	22,485.65	(778.66)	Provision for Losses - Loans & Receivables
March	32,419.97	-	6,349.08	26,070.89	-	
April	29,325.34	-	6,767.77	22,557.57	-	
May	36,681.35	-	7,147.82	27,677.04	1,856.49	S CCP* / Commission / Provision for Losses - Loans & Receivables
June	36,412.47	-	7,498.30	28,914.17	-	
July	3,165,151.92	3,096,967.66	7,842.93	24,003.79	36,337.54	Others / Association dues
August	31,048.32	-	7,625.10	23,404.72	18.50	Provision for Losses - Loans & Receivables
September	23,366.72	-	7,580.11	23,366.72	-	
October	29,832.84	-	7,020.95	23,504.61	(692.72)	Provision for Losses - Loans & Receivables
November	3,653,035.72	3,612,672.71	7,163.11	25,543.49	14,819.52	Others / Association dues
December	444,201.12	380,672.89	5,899.51	31,016.88	26,611.84	Others / Association dues
Sub-total	7,539,482.04	7,090,313.26	84,176.81	301,062.68	78,672.51	
* Securities Clearing Corporation of the Philippines						

ANNUAL STATEMENT for the Year Ended December 31, 2016 of CITYPLANS, INCORPORATED

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

Month (1)	Total Amount of Withdrawal (2)	Breakdown / Purpose of Withdrawal				Taxes (5)	Others (6)	Description for "Others" (7)
		Planholders' Benefits (3)	Trustee's Fees (4)					
Philippine National Bank formerly Allied Banking Corporation (PNB)								
January	14,027.20	-	4,074.18		6,944.18	3,008.84	Association dues / Annual registration fee	
February	6,141.42	-	3,818.61		2,322.81	-		
March	6,552.42	-	4,089.17		2,463.25	-		
April	8,316.47	-	3,957.99		1,931.83	2,426.65	Fire insurance	
May	6,565.77	-	4,095.75		2,470.02	-		
June	6,382.76	-	3,970.23		2,412.53	-		
July	7,067.66	-	4,115.70		2,951.96	-		
August	6,143.57	-	4,116.38		2,027.19	-		
September	6,888.13	-	3,996.31		2,891.82	-		
October	6,178.87	-	4,130.36		2,048.51	-		
November	6,122.72	-	4,009.60		2,113.12	-		
December	46,143.23	-	3,226.44		2,715.91	40,200.88	Association dues / Commission / Electric bill / Others	
Sub-total	126,530.22	-	47,600.72		33,293.13	45,636.37		
TOTALS	7,666,012.26	7,090,313.26	131,777.53		334,355.81	124,308.88		

ANNUAL STATEMENT For the Year Ended December 31, 2016 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, 2016 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 Instalments Made	INSURANCE			BENEFITS			Reserves as of 31-Dec-16
											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)																	
Actively Paying Plans					1,120,000.00			622,540.00		527,502.00	47,603.52	25,663.28					882,971.10
Fully Paid - Not Yet Availing Plans					75,620,000.00			8,069,407.00		8,791,736.00	942,202.72	546,090.30					38,735,768.39
Fully Paid - Availing Plans					4,720,000.00			1,830,219.00		2,019,634.00	145,267.25	145,267.25	18,314,793.93	5,001,862.60		487,000.00	4,670,000.00
Lapsed Plans					100,000.00			72,100.00		65,760.00	4,569.12	3,141.27					28,820.00
Sub-total					81,560,000.00			10,594,266.00		11,404,632.00	1,139,642.61	720,162.10	18,314,793.93	5,001,862.60		487,000.00	44,117,559.43
Grand Total					81,560,000.00			10,594,266.00		11,404,632.00	1,139,642.61	720,162.10	18,314,793.93	5,001,862.60		487,000.00	44,117,559.43

Note: For the supporting details, provide soft copy indicating all the required information of Exhibit 6

ANNUAL STATEMENT for the Year Ended December 31, 2016 of CITYPLANS, INCORPORATED

EXHIBIT 7 - LIST OF AVAILING PLANS FOR THE SUCCEEDING YEAR 2017

Planholders' Name (1)	Contract / Policy	Plan	Term Of Contract		Benefit
	Number (2)	Type (3)	Issue Date (4)	Maturity Date (5)	Payable (6)
Education Plan:					-
Sub-total					-
Pension Plan: Breakdown Attached (Please refer to Exhibit 7 File - Soft Copy)					
Maturing 2017					516,635.42
Matured Plans (Availing the Monthly Pension)					564,847.88
Sub-total					1,081,483.30
GRAND TOTAL					1,081,483.30
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, 2016 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 Instalments Made	Total Insurance Premium Paid	Amount of Benefits Paid	Date Paid	Status of Claim
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(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, 2016 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)	PLAN		TOTAL (7)	Collected During the Year (8)	Accrued Previous Year (9)	Accrued Current Year (10)	Earned During the Year (11)
				% to Total Equity (4)	EDUCATION (5)					
(1)										
Government Securities			22,052,194	65.26%		22,052,194	1,265,625	178,915	178,915	1,265,625
Cash in Savings/Time Deposits			2,049,549	6.07%		2,049,549	31,587	-	-	31,587
Mutual Funds/UITF			-			-	-	-	-	-
Short Term Investments			2,190,644	6.48%		2,190,644	102,142	2,832	1,883	101,192
Corporate Bonds			1,155,918	3.42%		1,155,918	66,691	7,604	7,604	66,691
Mortgage Loans			-			-	-	-	-	-
Planholders' Loans			178,069	0.53%		178,069	-	-	-	-
Stocks			1,606,806	4.76%		1,606,806	60,583	-	-	60,583
Real Estate*			4,297,980	12.72%		4,297,980	424,283	-	-	424,283
Other Investments			-	0.00%		-	-	-	-	-
Accrued Investment Income			188,401	0.56%		188,401	-	-	-	-
Other Assets			424,014	1.25%		424,014	-	-	-	-
TOTAL ASSETS	-		34,143,575	101.05%	-	34,143,575	1,950,911	189,351	188,401	1,949,961
Accrued Trust Fees			31,450	0.09%		31,450	-	-	-	-
Accrued Taxes			40,112	0.12%		40,112	-	-	-	-
Other Liabilities			283,097	0.84%		283,097	-	-	-	-
TOTAL LIABILITIES	-		354,659	1.05%	-	354,659	-	-	-	-
TOTAL EQUITY	-		33,788,915.26	100.00%	-	33,788,915.26	-	-	-	-

* One unit was sold last February 2017 (Unit 1902 of Grand Emerald Towers).

ANNUAL STATEMENT for the Year Ended December 31, 2016 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	UCPB Savings	129972	9/13/2016	250,000.00	2,655.56	466.67	1,513.89	3,702.78
2								
3								
TOTAL					2,655.56	466.67	1,513.89	3,702.78

ANNUAL STATEMENT for the Year Ended December 31, 2016 of CITYPLANS, INCORPORATED

SCHEDULE 2-1 IPF - Government Securities

SECURITY	Serial No.	DATE		INITIAL ACQUISITION/BOOKING VALUE			PRICE		CURRENT/CLOSING VALUE			INTEREST					
		Acquired	Issued	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		3	4	5	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, 2016 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 Date	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	13
Cash on Hand																			
Current Accounts:																			
1																			
2																			
3																			
Sub-total																			
Savings Accounts:																			
1																			
2																			
3																			
Sub-total																			
Time Deposit Accounts:																			
1																			
2																			
3																			
Sub-total																			
GRAND TOTAL																			

ANNUAL STATEMENT for the Year Ended December 31, 2016 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, 2016 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	Accrued Previous Year	Accrued Current Year	Earned During the Year
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Special Deposit Accounts								
1 UCPB Savings	129972	9/13/2016	250,000.00	250,000.00	2,655.56	466.67	1,513.89	3,702.78
2								
3								
TOTAL			250,000.00	250,000.00	2,655.56	466.67	1,513.89	3,702.78

ANNUAL STATEMENT for the Year Ended December 31, 2016 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 Date Given (6)	Term of Loan Date Due (7)	Amount of Original Loan (8)	P R I N C I P A L				I N T E R E S T								
								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	N	E												
7																				
8																				
9																				
10																				
11																				
12																				
13																				
14																				
15																				
16																				
17																				
18																				
19																				
20																				
TOTALS																				

ANNUAL STATEMENT for the Year Ended December 31, 2016 of CITYPLANS, INCORPORATED

SCHEDULE 2-8 IPF - Stocks

DESCRIPTION (1)	Certificate Number (2)	Date Acquired (3)	How Acquired * (4)	Number of Shares (5)	Par Value (6)	Rate Used to Obtain MV (7)	Acquisition Cost (8)	Market Value (9)	DIVIDEND											
									2013 (10)	2014 (11)	2015 (12)	Collected During the Year (13)	Accrued Previous Year (14)	Accrued Current Year (15)	Earned During the Year (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, 2016 of CITYPLANS, INCORPORATED

SCHEDULE 2-10 IPF - Other Investments

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

ANNUAL STATEMENT for the Year Ended December 31, 2016 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	2,655.56	1,513.89	466.67	-	-	3,702.78
8 Income on Other Investments						
9 Interest on Time Deposits						
Others:						
10						
11						
12						
TOTAL	2,655.56	1,513.89	466.67	-	-	3,702.78

ANNUAL STATEMENT for the Year Ended December 31, 2016 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
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												
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, 2016 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
2	3	4	5	6	7	8	9	10	11	12	13
Cash in Company's Office:											
Petty Cash Fund							-				
Revolving Fund / Change Fund							500.00				
Commission Fund							-				
Sub-total							500.00				
Cash in Bank:											
Current Accounts:											
1 BPI - Ayala East	1731-0064-03						54,662.23				
2 BPI2 - Ayala East	CASA1731-0095-85						88,398.29				
3 Security Bank	0061-025109-001						139,675.93				
4 UCPB2 - Ayala	103-008443-1						-				
5 Phil. Savings Bank	CASA001-33200033-6						35,796.28				
6 China Bank	CASA212-0244919						40,044.37				
7 Metrobank	7-002-12325-4						10,000.00				
Sub-total							368,577.10				
Savings Accounts:											
1 UCPB - Ayala	103-121710-4						135,256.54				
2 UCPB2 - Ayala	103-140232-1						100,867.47				
3 Metrobank	096-301166435-0						94,461.77				
4 UCPB2 - MC	10-103-001356-8						72,285.81				

Sub-total									402,871.59	3,950.63	-	-	3,950.63
Time Deposit Accounts:													
1	UCPB Savings Bank	135469	12/13/16	01/27/17	2.0000000000%	45	1,600,000.00	1,600,000.00					
2	UCPB Savings Bank	135511	12/19/16	01/27/17	2.0000000000%	39	2,000,000.00	2,000,000.00					
3	UCPB Savings Bank	135566	12/23/16	01/24/17	2.0000000000%	32	300,000.00	300,000.00					
4	UCPB Savings Bank	135569	12/27/16	01/27/17	2.0000000000%	31	250,000.00	250,000.00					
5	UCPB Savings Bank	135583	12/29/16	02/13/17	2.0000000000%	46	500,000.00	500,000.00					
6	UCPB Savings Bank	135582	12/29/16	02/13/17	2.0000000000%	46	250,000.00	250,000.00					
Sub-total							4,900,000.00	4,900,000.00	4,900,000.00	-	-	3,205.56	3,205.56
GRAND TOTAL							4,900,000.00	5,671,948.69	3,950.63	-	-	3,205.56	7,156.19

ANNUAL STATEMENT for the Year Ended December 31, 2016 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, 2016 of CITYPLANS, INCORPORATED

SCHEDULE 3-8 Corporate Assets - STOCKS

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					2013	2014	2015	Collected				
					7	8					(10)	(11)	(12)	(13)	(14)	(15)	(16)	
Common Shares:																		
City & Land																		
Developers, Inc (CLDI)	737	12/28/64	Purchased	3,500	10,500.00	11,025.00	10,500.00	10,500.00	11,025.00	525.00								
Shares	738	12/28/64	-0-	7,000														
	767	09/24/66	-0-	30,000	90,900.00	31,500.00	90,900.00	90,900.00	31,500.00	(59,400.00)								
	768	10/16/66	-0-	4,200	12,600.00	4,410.00	12,600.00	12,600.00	4,410.00	(8,190.00)								
	770	03/21/67	-0-	10,000	30,000.00	10,500.00	30,000.00	30,000.00	10,500.00	(19,500.00)								
	771	04/04/67	-0-	4,500	13,500.00	4,725.00	13,500.00	13,500.00	4,725.00	(8,775.00)								
	780	01/28/68	-0-	10,000	22,000.00	10,500.00	22,000.00	22,000.00	10,500.00	(11,500.00)								
	1254	03/29/69	-0-	44,400	44,400.00	46,620.00	44,400.00	44,400.00	46,620.00	2,220.00								
	1255	03/29/69	-0-	22,500	22,500.00	23,625.00	22,500.00	22,500.00	23,625.00	1,125.00								
	1467	03/29/69	-0-	9,000	12,600.00	9,450.00	12,600.00	12,600.00	9,450.00	(3,150.00)								
	1513	03/29/69	-0-	3,675	5,145.00	3,868.75	5,145.00	5,145.00	3,868.75	(1,286.25)								
	1514	03/29/69	-0-	5,250	7,350.00	5,512.50	7,350.00	7,350.00	5,512.50	(1,837.50)								
	1515	03/29/69	-0-	9,750	13,650.00	10,237.50	13,650.00	13,650.00	10,237.50	(3,412.50)								
	1516	03/29/69	-0-	3,675	5,145.00	3,868.75	5,145.00	5,145.00	3,868.75	(1,286.25)								
	1517	03/29/69	-0-	7,500	10,500.00	7,875.00	10,500.00	10,500.00	7,875.00	(2,625.00)								
	1518	03/29/69	-0-	7,500	10,500.00	7,875.00	10,500.00	10,500.00	7,875.00	(2,625.00)								
	1519	03/29/69	-0-	10,500	14,700.00	11,025.00	14,700.00	14,700.00	11,025.00	(3,675.00)								
	1520	03/29/69	-0-	1,125	1,575.00	1,181.25	1,575.00	1,575.00	1,181.25	(393.75)								
	1521	03/29/69	-0-	15,000	21,000.00	15,750.00	21,000.00	21,000.00	15,750.00	(5,250.00)								
	1522	03/29/69	-0-	1,125	1,575.00	1,181.25	1,575.00	1,575.00	1,181.25	(393.75)								
	1523	03/29/69	-0-	1,575	2,205.00	1,653.75	2,205.00	2,205.00	1,653.75	(551.25)								
	1524	03/29/69	-0-	1,575	2,205.00	1,653.75	2,205.00	2,205.00	1,653.75	(551.25)								
	1525	03/29/69	-0-	3,750	5,250.00	3,937.50	5,250.00	5,250.00	3,937.50	(1,312.50)								
	1527	03/29/69	-0-	2,625	3,675.00	2,756.25	3,675.00	3,675.00	2,756.25	(918.75)								
	1528	03/29/69	-0-	4,500	6,300.00	4,725.00	6,300.00	6,300.00	4,725.00	(1,575.00)								
	1529	03/29/69	-0-	7,500	10,500.00	7,875.00	10,500.00	10,500.00	7,875.00	(2,625.00)								
	1530	03/29/69	-0-	9,750	13,650.00	10,237.50	13,650.00	13,650.00	10,237.50	(3,412.50)								
	1531	03/29/69	-0-	3,750	5,250.00	3,937.50	5,250.00	5,250.00	3,937.50	(1,312.50)								
	1532	03/29/69	-0-	750	1,050.00	787.50	1,050.00	1,050.00	787.50	(262.50)								

06064	06/08/97	-0-	4,800	55,200.00	6,528.00	55,200.00	55,200.00	6,528.00	(48,672.00)
06102	06/12/97	-0-	300	3,300.00	408.00	3,300.00	3,300.00	408.00	(2,892.00)
06157	09/22/97	-0-	19,700	216,700.00	26,792.00	216,700.00	216,700.00	26,792.00	(189,908.00)
06168	09/26/97	-0-	20,000	210,000.00	27,200.00	210,000.00	210,000.00	27,200.00	(182,800.00)
06174	10/14/97	-0-	20,000	180,000.00	27,200.00	180,000.00	180,000.00	27,200.00	(152,800.00)
06174	10/14/97	-0-	10,000	80,000.00	13,600.00	80,000.00	80,000.00	13,600.00	(66,400.00)
06183	10/23/97	-0-	10,000	80,000.00	13,600.00	80,000.00	80,000.00	13,600.00	(66,400.00)
06216	01/12/98	-0-	20,000	138,200.00	27,200.00	138,200.00	138,200.00	27,200.00	(111,000.00)
06226	01/27/98	-0-	17,000	108,800.00	23,120.00	108,800.00	108,800.00	23,120.00	(85,680.00)
06229	01/27/98	-0-	2,000	12,800.00	2,720.00	12,800.00	12,800.00	2,720.00	(10,080.00)
06247	04/17/98	-0-	1,000	9,000.00	1,360.00	9,000.00	9,000.00	1,360.00	(7,640.00)
06248	04/17/98	-0-	3,000	27,000.00	4,060.00	27,000.00	27,000.00	4,060.00	(22,920.00)
06286	08/21/98	-0-	4,000	32,000.00	5,440.00	32,000.00	32,000.00	5,440.00	(26,560.00)
06293	09/04/98	-0-	2,000	15,000.00	2,720.00	15,000.00	15,000.00	2,720.00	(12,280.00)
06298	09/25/98	-0-	2,000	7,500.00	2,720.00	7,500.00	7,500.00	2,720.00	(4,780.00)
06301	10/02/98	-0-	2,000	7,500.00	2,720.00	7,500.00	7,500.00	2,720.00	(4,780.00)
06306	10/09/98	-0-	2,000	15,000.00	2,720.00	15,000.00	15,000.00	2,720.00	(12,280.00)
06324	01/22/99	-0-	1,000	15,000.00	1,360.00	15,000.00	15,000.00	1,360.00	(13,640.00)
06329	02/12/99	-0-	1,000	9,000.00	1,360.00	9,000.00	9,000.00	1,360.00	(7,640.00)
06332	02/26/99	-0-	2,000	9,000.00	2,720.00	9,000.00	9,000.00	2,720.00	(6,280.00)
06347	04/23/99	-0-	1,000	18,000.00	1,360.00	18,000.00	18,000.00	1,360.00	(16,640.00)
06348	04/23/99	-0-	1,000	17,000.00	1,360.00	17,000.00	17,000.00	1,360.00	(15,640.00)
06353	04/30/99	-0-	2,000	17,000.00	2,720.00	17,000.00	17,000.00	2,720.00	(14,280.00)
06359	05/17/99	-0-	2,000	17,000.00	2,720.00	17,000.00	17,000.00	2,720.00	(14,280.00)
06363	05/21/99	-0-	2,000	17,000.00	2,720.00	17,000.00	17,000.00	2,720.00	(14,280.00)
06366	05/26/99	-0-	2,000	17,000.00	2,720.00	17,000.00	17,000.00	2,720.00	(14,280.00)
06370	06/18/99	-0-	2,000	17,000.00	2,720.00	17,000.00	17,000.00	2,720.00	(14,280.00)
06371	06/18/99	-0-	2,000	17,000.00	2,720.00	17,000.00	17,000.00	2,720.00	(14,280.00)
06387	07/12/99	-0-	2,000	17,000.00	2,720.00	17,000.00	17,000.00	2,720.00	(14,280.00)
06505	11/26/99	Stock Div.	76,000	106,080.00	106,080.00	106,080.00	106,080.00	106,080.00	0.00
07333	03/01/00	Purchased	2,000	12,000.00	2,720.00	12,000.00	12,000.00	2,720.00	(9,280.00)
07295	12/23/99	-0-	2,000	12,000.00	2,720.00	12,000.00	12,000.00	2,720.00	(9,280.00)
07300	01/14/00	-0-	2,000	13,800.00	2,720.00	13,800.00	13,800.00	2,720.00	(11,080.00)
07314	01/21/00	-0-	2,000	12,000.00	2,720.00	12,000.00	12,000.00	2,720.00	(9,280.00)
07323	01/26/00	-0-	2,000	12,000.00	2,720.00	12,000.00	12,000.00	2,720.00	(9,280.00)
07346	05/04/00	-0-	2,000	12,000.00	2,720.00	12,000.00	12,000.00	2,720.00	(9,280.00)
07347	05/04/00	-0-	2,000	12,000.00	2,720.00	12,000.00	12,000.00	2,720.00	(9,280.00)
07351	05/10/00	-0-	1,000	5,900.00	1,360.00	5,900.00	5,900.00	1,360.00	(4,540.00)
07351	05/10/00	-0-	1,000	5,900.00	1,360.00	5,900.00	5,900.00	1,360.00	(4,440.00)

ANNUAL STATEMENT for the Year Ended December 31, 2016 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.														
1603 / 0112012006227	20.96 sq.m	City & Land Developers, Inc.	Nov. 2007		924,997.15	184,999.45	739,997.70							
1702 / 0112012006155	21.20 sq.m		Nov. 2007		927,574.20	185,514.85	742,059.35							
2202 / 0112012006161	21.20 sq.m		Nov. 2007		924,860.05	184,972.00	739,888.05							
2603 / 0112012006302	20.96 sq.m		Nov. 2007		925,891.35	185,178.25	740,713.10							
2703 / 0112012006286	20.96 sq.m		Nov. 2007		925,891.35	185,178.25	740,713.10							
1703 / 0112012006105	20.96 sq.m		Nov. 2007		935,319.35	187,063.85	748,255.50							
2103 / 0112012006150	20.96 sq.m		Nov. 2007		933,675.05	186,735.00	746,940.05							
2602 / 0112012006315	21.20 sq.m		Nov. 2007		932,975.75	186,595.15	746,380.60							
2702 / 0112012006104	21.20 sq.m		Nov. 2007		938,734.10	187,746.80	750,987.30							
3102 / 0112012006137	21.20 sq.m		Nov. 2007		956,012.00	191,202.41	764,809.59							
3103 / 0112012006244	20.96 sq.m		Nov. 2007		933,801.05	186,760.25	747,040.80							
1602 / 0112012006090	21.20 sq.m		Nov. 2007		921,628.35	184,325.69	737,302.66							
1903 / 0112012006228	20.96 sq.m		Nov. 2007		926,248.25	185,249.65	740,998.60							
2003 / 0112012006103	20.96 sq.m		Nov. 2007		922,951.80	184,590.35	738,361.45							
2203 / 0112012007203	20.96 sq.m		Nov. 2007		968,958.04	193,791.60	775,166.44							
2303 / 0112012006190	20.96 sq.m		Nov. 2007		923,538.05	184,707.60	738,830.45							
Sub-total														
			25 years		14,923,055.89	2,984,611.15	11,938,444.74		1,561,885.77	-	-	1,561,885.77		

Unit No. / CCT No.	Cityland Dev. Corporation	Aug. 2011	1,027,892.89	61,673.57	966,219.32
1708	18.06 sq.m	Aug. 2011	1,027,892.89	61,673.57	966,219.32
2208	18.06 sq.m	Aug. 2011	1,066,856.60	64,011.39	1,002,845.21
0432	18.06 sq.m	Aug. 2011	1,087,616.33	65,256.98	1,022,359.35
0531	18.42 sq.m	Aug. 2011	1,066,856.60	64,011.39	1,002,845.21
0532	18.06 sq.m	Aug. 2011	1,087,616.33	65,256.98	1,022,359.35
0627	18.42 sq.m	Aug. 2011	1,066,856.60	64,011.39	1,002,845.21
0926	18.06 sq.m	Aug. 2011	1,087,616.33	65,256.98	1,022,359.35
0927	18.42 sq.m	Aug. 2011	1,066,856.60	64,011.39	1,002,845.21
0931	18.42 sq.m	Aug. 2011	1,027,892.89	61,673.58	966,219.31
1026	18.06 sq.m	Aug. 2011	1,047,875.95	62,872.56	985,003.39
0508	18.06 sq.m	Aug. 2011	1,047,875.95	62,872.56	985,003.39
0509	18.42 sq.m	Aug. 2011	1,027,892.89	61,673.58	966,219.31
0514	18.42 sq.m	Aug. 2011	1,047,875.95	62,872.56	985,003.39
0515	18.06 sq.m	Aug. 2011	1,027,892.89	61,673.58	966,219.31
0714	18.42 sq.m	Aug. 2011	1,047,875.95	62,872.56	985,003.39
0914	18.42 sq.m	Aug. 2011	1,047,875.95	62,872.56	985,003.39
0915	18.06 sq.m	Aug. 2011	1,027,892.89	61,673.58	966,219.31
1008	18.06 sq.m	Aug. 2011	1,047,875.95	62,872.56	985,003.39
1614	18.42 sq.m	Aug. 2011	1,027,892.89	61,673.58	966,219.31
1615	18.06 sq.m	Aug. 2011	1,047,875.95	62,872.56	985,003.39
0501	29.88 sq.m.	April 2012	1,500,926.35	90,055.58	1,410,870.77
0504	29.88 sq.m.	April 2012	1,500,926.35	90,055.58	1,410,870.77
0505	30.3 sq.m	April 2012	1,510,208.02	90,612.48	1,419,595.54
0510	18.11 sq.m.	April 2012	1,007,674.34	60,460.46	947,213.88
0610	18.11 sq.m.	April 2012	1,014,905.61	60,894.33	954,011.28
0632	18.31 sq.m.	April 2012	1,130,711.49	67,842.69	1,062,868.80
0710 / 008-2016006702	18.11 sq.m.	April 2012	986,462.86	59,187.77	927,275.09
0810	18.11 sq.m.	April 2012	993,394.80	59,603.69	933,791.11
1004	29.88 sq.m.	April 2012	1,500,926.35	90,055.58	1,410,870.77
1114	18.42 sq.m	April 2012	1,141,246.12	68,474.76	1,072,771.36
1601	29.88 sq.m.	April 2012	1,500,926.35	90,055.58	1,410,870.77
1604	29.88 sq.m.	April 2012	1,500,926.35	90,055.58	1,410,870.77

B. Grand Central Residences located at
EDSA cor. Sultan, Mandaluyong City
(Turned-over Units with CCT
under process)

1605	30.3 sq.m.		April 2012	1,510,208.02	90,612.48	1,419,595.54				
1714	18.42 sq.m.		April 2012	1,138,932.67	68,335.96	1,070,596.71				
2104	29.88 sq.m.		April 2012	1,468,899.38	88,133.97	1,380,765.41				
2114	18.42 sq.m.		April 2012	1,135,689.86	68,141.39	1,067,548.47				
2201	29.88 sq.m.		April 2012	1,500,926.35	90,055.58	1,410,870.77				
2204	29.88 sq.m.		April 2012	1,483,303.79	88,998.23	1,394,305.56				
2605 / 008-2016007584	30.3 sq.m.		April 2012	1,477,893.27	88,673.60	1,389,219.67				
2701	29.88 sq.m.		April 2012	1,515,752.07	90,945.12	1,424,806.95				
2704	29.88 sq.m.		April 2012	1,483,303.79	88,998.23	1,394,305.56				
2705	30.3 sq.m.		April 2012	1,477,893.27	88,673.60	1,389,219.67				
2735	30.3 sq.m.		April 2012	1,510,208.02	90,612.48	1,419,595.54				
2804	29.88 sq.m.		April 2012	1,483,303.79	88,998.23	1,394,305.56				
3101	29.88 sq.m.		April 2012	1,483,303.79	88,998.23	1,394,305.56				
3104	29.88 sq.m.		April 2012	1,483,303.79	88,998.23	1,394,305.56				
3201	29.88 sq.m.		April 2012	1,483,303.79	88,998.23	1,394,305.56				
0410 / 008-2016006687	18.11 sq.m.		April 2013	1,052,174.55	63,130.47	989,044.08				
0428	18.11 sq.m.		April 2013	1,034,590.10	62,075.40	972,514.70				
0528	18.11 sq.m.		April 2013	1,038,163.40	62,289.81	975,873.59				
0612	18.11 sq.m.		April 2013	1,017,573.03	61,054.38	956,518.65				
0712 / 008-2016006703	18.11 sq.m.		April 2013	1,024,782.82	61,486.97	963,295.85				
0812 / 0082016007583	18.11 sq.m.		April 2013	1,082,437.68	64,946.26	1,017,491.42				
0928	18.11 sq.m.		April 2013	1,072,093.47	64,325.61	1,007,767.86				
0530	19.76 sq.m.		June 2013	1,173,933.30	70,435.99	1,103,497.31				
0726	18.31 sq.m.		June 2013	1,172,946.36	70,376.77	1,102,569.59				
0732	18.31 sq.m.		June 2013	1,172,946.36	70,376.77	1,102,569.59				
1208	18.31 sq.m.		June 2013	1,188,525.13	71,311.50	1,117,213.63				
1510	18.11 sq.m.		June 2013	1,184,551.40	71,073.08	1,113,478.32				
1728	18.11 sq.m.		June 2013	1,190,331.66	71,419.89	1,118,911.77				
2128	18.11 sq.m.		June 2013	1,185,615.86	71,136.94	1,114,478.92				
2214	18.42 sq.m.		June 2013	1,190,441.27	71,426.47	1,119,014.80				
2310	18.11 sq.m.		June 2013	1,181,146.38	70,868.78	1,110,277.60				
2312	18.11 sq.m.		June 2013	1,190,749.06	71,444.93	1,119,304.13				
3212	18.11 sq.m.		June 2013	1,185,177.14	71,110.62	1,114,066.52				
3612	18.11 sq.m.		June 2013	1,180,994.05	70,859.63	1,110,134.42				
Sub-total				79,497,155.36	4,769,829.23	74,727,326.13	-	4,219,906.82	-	4,219,906.82
C. The Manila Residences located at 2310 Taft Avenue, Malate Manila (Turned-over Units with CCT										

ANNUAL STATEMENT for the Year Ended December 31, 2016 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, 2016 of CITYPLANS, INCORPORATED

SCHEDULE 3-11 Corporate Assets - ACCRUED INVESTMENT INCOME

Kind of Investment	(1)	Collected	Accrued Investment Income		Unearned Investment Income		Earned
		During the Year (2)	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		325,636.64	-	-	-	-	325,636.64
4 Income on Real Estate		15,103,162.48	-	-	-	-	15,103,162.48
5 Interest on Mortgage Loans		-	-	-	-	-	-
6 Interest on Planholders' Loans		-	-	-	-	-	-
7 Income on Time Deposit		0.00	3,205.56	0.00	-	-	3,205.56
8 Income on Short-term Investments		1,280,992.45	292,360.39	215,218.58	-	-	1,358,134.26
9 Interest on Bank Deposits		3,950.63	0.00	0.00	-	-	3,950.63
Others:							
10 Insurance PF - Time Deposit		2,655.56	1,513.89	466.67	-	-	3,702.78
TOTAL		16,716,397.76	297,079.84	215,685.25	0.00	0.00	16,797,792.35

ANNUAL STATEMENT for the Year Ended December 31, 2016 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 (Description: Nature, and Security, if any) (8)
Accounts Receivable:							
Secured:							
Katherine G. Roldan	8/26/2011				420.80	420.80	Electric Bill GET Unit 1603
PNB	12/4&23/2015	2,797.26		2,797.26	2,797.26	-	Assoc. Dues and Electric bill
UBP	12/9/2015	27,600.00		27,600.00	27,600.00	-	Actuarial fee
Various Clients c/o Melita Tan				(36,706.89)	11,451.02	50,157.91	Advances A/P Registration
Various Clients - RET				45,544.77	112,584.36	67,039.59	RET payments
Various Clients -EST. REG. **				559,075.66	584,570.66	25,495.00	Estimated Registration Expenses
Others				4,634.84	7,209.64	2,575.00	
Unsecured:							
1 Insurance Claims Receivable							
Sub-total				600,945.44	746,633.74	145,688.30	
Installment Contracts Receivable							
Secured:							
1 Various Clients				5,129,230.25	14,966,628.64	9,837,398.39	Receivable from Sale of Real Estate
Unsecured:							
1							
Sub-total				5,129,230.25	14,966,628.64	9,837,398.39	
Other Receivable:*							
1							
Sub-total							
GRAND TOTALS							
				5,730,175.69	15,713,262.38	9,983,086.69	
*To be itemized in detail.							

ANNUAL STATEMENT for the Year Ended December 31, 2016 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	Real Estate Properties for Sale	Condominium Units	5,302,463.42	5,302,463.42	
2					
3					
4					
5					
6					
7					
	TOTAL		5,302,463.42	5,302,463.42	
	<i>*To be Itemized in detail.</i>				

ANNUAL STATEMENT for the Year Ended December 31, 2016 of CITYPLANS, INCORPORATED

SCHEDULE 3-15 Corporate Assets - OTHER ASSETS

Particulars		Nature of Account	Balance Previous Year	Balance of Current Year	Remarks
(1)		(2)	(3)	(4)	(2)
1	Input Tax	VAT on Purchases	5,632.49	7,510.91	
2	Other Investment	PLDT Stocks	-	-	
3	Other Assets - PLDT	Deposit for Tel. Instrument	800.00	800.00	
4	Other Assets - Meter Deposit	Deposit for Electric Meter	143,474.69	99,560.81	
5	Other Assets - CC10 Asso. (Elevator)	Capitalized Asset	9,829.04	9,126.92	
6	Net Pension Asset / Liability	Retirement Plan for Employees	502,148.00	376,621.00	
7	Prepaid Income Tax	Prepaid Income Tax	693,141.81	880,889.71	
8	Other Assets - OTR Units	Units not yet turnover	-	19,421,038.40	
9					
10					
	TOTAL		1,355,026.03	20,795,547.75	
<i>*To be itemized in detail.</i>					

ANNUAL STATEMENT for the Year Ended December 31, 2016 of CITYPLANS, INCORPORATED

SCHEDULE 4 - INSURANCE PREMIUM RESERVE

Plan	Balance of	Balance
	Previous Year	Current Year
(1)	(2)	(3)
1 Memorial	-	-
2 Pension	235,372.69	196,570.45
3 Education	-	-
TOTAL	235,372.69	196,570.45

ANNUAL STATEMENT for the Year Ended December 31, 2016 of CITYPLANS, INCORPORATED

SCHEDULE 5 - OTHER RESERVES

Plan (1)		Balance of	Balance
		Previous Year (2)	Current Year (3)
PENSION			
1	Pension Bonus	971,577.38	785,846.78
2	Trust Fund Deficiency	15,534,345.20	12,611,299.90
3			
TOTAL		16,505,922.58	13,397,146.68

ANNUAL STATEMENT for the Year Ended December 31, 2016 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	
	Julietta N. Navor	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	13,416.22	14,616.22	
	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	
	Jun Pin	Staled Checks & Hold Monthly Pension	10,000.00	0.00	

Jose Patricio Vicencio	Staled Checks & Hold Monthly Pension	141,055.27	0.00
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
Daniilo 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	69,872.66	81,872.66
Jannah E. Sicat	Staled Checks & Hold Monthly Pension	21,755.00	25,355.00
Henry B. Bentir	Staled Checks & Hold Monthly Pension	61,896.07	73,896.07
Julieth P. Benson	Staled Checks & Hold Monthly Pension	15,920.42	19,820.42
Lilian S. Cortez	Staled Checks & Hold Monthly Pension	28,700.00	36,400.00
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	57,674.84	69,674.84
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
Romeo L. Lagatic	Staled Check -Full settlement of MV & bonus	101,276.55	0.00
Avegail M. Alagar	Staled Check -Full settlement of MV & bonus	111,387.76	111,387.76
Elizabeth L. Batayola	Staled Check -Full settlement of MV & bonus	106,170.81	0.00
Rodrigo M. Ocampo	Staled Checks & Hold Monthly Pension	109,615.27	133,615.27
Vergel Benedict R. Dela Cruz	Staled Checks & Hold Monthly Pension	136,670.61	172,670.61
Gabriel P. Reyala Jr.	Staled Checks & Hold Monthly Pension	13,200.00	16,800.00
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
Patrocenio 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. Majjini	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. Carraig	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
Ricardo C. Sison III	Additional interest on pension bonus (2005-2011)	0.00	0.00
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. Lakanilao	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. Odero	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
Jun Y. Pin	Additional interest on pension bonus (2005-2011)	0.00	0.00
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
Eddroin E. Leynes	Additional interest on pension bonus (2005-2011)	180.79	180.79
Jose Patricio C. Vicencio	Additional interest on pension bonus (2005-2011)	432.96	0.00
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
Lornaie J. Gerfos	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
Melita M. Revuelta	Additional interest on pension bonus (2005-2011)	2.20	0.00
Marianne M. Martin	Additional interest on pension bonus (2005-2011)	2.35	0.00
Julieth P. Benson	Additional interest on pension bonus (2005-2011)	0.72	0.72
Rodrigo M. Cabral	Additional interest on pension bonus (2005-2011)	2.35	0.00
Joey F. Javier	Staled Checks & Hold Monthly Pension	44,513.19	0.00
Joel D. Magno	Staled Check – per cv 546	161,165.56	161,165.56
Michelle A. Cabusco	Staled Checks & Hold Monthly Pension	73,803.77	79,803.77
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
Antonio G. Sevilla Jr.	Staled Checks & Hold Monthly Pension	36,171.21	48,171.21
Daniel Hipolito B. Reyes	Hold Monthly Pension	36,123.56	48,123.56
Gina C. Ali	Hold Monthly Pension	25,307.35	33,707.35
Gemini I. Bello	Staled Check – Additional pension bonus	163.57	163.57
Elvira Ikitan	Staled Check – per cv 439	74,699.94	74,699.94
Maria Cristina P. Deem	Staled Checks & Hold Monthly Pension	33,017.87	45,017.87
Gemma G. Tan	Staled Checks & Hold Monthly Pension	32,669.74	0.00
Ruperto P. Edma	Staled Checks & Hold Monthly Pension	32,669.74	0.00
Digna R. Pagkatipunan	Staled Checks & Hold Monthly Pension	48,999.06	0.00
Gregorio V. Cruz	Staled Checks & Hold Monthly Pension	32,669.74	0.00
Eric Davie P. Uy	Staled Checks & Hold Monthly Pension	32,248.80	44,248.80
Roselyn Monica D. Rubia	Staled Checks & Hold Monthly Pension	32,564.45	44,564.45
Marites G. Reyes	Staled Checks & Hold Monthly Pension	22,856.67	30,556.67
Dolores A. Casal	Staled Checks & Hold Monthly Pension	18,802.71	0.00
Bernardo H. Tocmo	Staled Checks & Hold Monthly Pension	21,129.89	29,529.89
Kizzy Ann R. Juanitez	Staled Check- Unclaimed MV & Pension Bonus	104,247.14	104,247.14
Lailani Incarnacion A. David	Hold Monthly Pension	14,977.97	23,377.97
Various Planholders	Additional interest on pension bonus - Matured Plans (2012 & 2013)	22,356.39	20,535.54
Various Planholders	Add'l interest on pension bonus-Matured Plans (2014)	1,365.74	1,214.63
Various Planholders	Year-end set up of unclaimed MV & Pension Bonus	155,485.67	15,749.50
Jennifer Aileen S. Cortez	Staled Check- Unclaimed MV & Pension Bonus	11,000.00	22,000.00
Lourdes Visda	Hold Monthly Pension	1,500.00	9,104.41
Lailani Cascarro	Hold Monthly Pension	1,500.00	9,104.41
Anselma B. Amanda	Staled Checks & Hold Monthly Pension	17,746.48	1,000.00
Racquel M. Manuel	Staled Checks & Hold Monthly Pension	10,996.21	19,396.21
Edna M. Jimenez	Hold Monthly Pension	1,400.00	0.00
Myla M. Gandia	Staled Checks & Hold Monthly Pension	4,564.88	10,564.88
Myla M. Gandia	Staled Checks & Hold Monthly Pension	4,564.88	10,564.88
Teresa P. Gaanan	Staled Checks & Hold Monthly Pension	7,219.53	21,219.53
Edwin C. Yee	Hold Monthly Pension	4,000.00	48,662.84
Daniel T. Acebedo	Hold Monthly Pension	2,000.00	22,308.13
Alzor C. Tapia	Hold Monthly Pension	4,000.00	4,000.00
Marianne M. Martin	Staled Checks - Monthly Pension	1,000.00	1,000.00
Rosalie A. Taguinod	Hold Monthly Pension	1,500.00	28,437.19
Cecilia M. Capote	Staled Checks - Remaining Termination Values	9,396.03	9,396.03
Araceli A. Bartolome	Staled Checks - MV & Pension Bonus	104,430.62	104,430.62
Soledad F. Tugano	Staled Checks - Remaining Termination Values	5,149.40	5,149.40
Antonio E. De Guzman Jr.	Set up of benefits payable	0.00	8,273.65

ANNUAL STATEMENT for the Year Ended December 31, 2016 of CITYPLANS, INCORPORATED

SCHEDULE 7 - PLANHOLDERS' DEPOSITS

	Name of Planholder	Balance of	Received	Refunded	Balance
		Previous Year	During the Year	During the Year	Current Year
	(1)	(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	0.10	-	0.10	0.00
3	CATHERINE V. NACION	8.40	-	8.40	0.00
4	CHARLOTT A. AUSTRIA	0.05	-	0.05	0.00
5	CORAZON M. CABUG	225.25	-	-	225.25
6	DULCE AMOR G. COKING	9.15	-	9.15	0.00
7	ESTER-ZITA M. ABELLO	8.00	-	8.00	0.00
8	ESTRELLA A. REYES	9.15	-	9.15	0.00
9	EVA E. RIVERA	9.15	-	9.15	0.00
10	GABRIEL P. REYALA JR.	77.45	-	77.45	0.00
11	GOLDIALOU L. VALDELLON	72.00	-	72.00	0.00
12	JAIME M. BANTILO	205.00	-	-	205.00
13	JOAN L. SY	5.00	-	5.00	0.00
14	JOCELYN G. FALCULAN	13.80	-	-	13.80
15	LAURA JANE C. CRUZ	162.20	-	162.20	0.00
16	MA. BEATRIZ L. CAGAMPANG	201.50	-	129.15	72.35
17	MARIFE D. CARLET	503.65	-	503.65	0.00
18	MARY JOY S. BOLESTANA	73.60	-	73.60	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	1.00	-	1.00	0.00
23	ROSEMARIE L. LEGASPI	9.00	-	9.00	0.00
24	SATURNINO S. CATOTO	105.00	-	105.00	0.00
25	SOPHIA LOU G. DALAY	86.80	-	86.80	0.00
26	THOMAS WAYNE L. DAVIS	424.00	-	-	424.00
27	UNKNOWN PENSIONHOLDER	20,196.00	-	20,196.00	0.00
28	VIRGILIO M. BATAK	7.00	-	7.00	0.00
29	YOLANDA S. CRUZ	305.20	-	-	305.20
	Sub-total	24,595.54	0.00	21,471.85	3,123.69
Planholders' Deposit - Insurance Premium - (220-102)					
1	Reynaldo Castillo	349.14	-	60.72	288.42
2	Ludivina Guinto	442.92	0.00	369.10	73.82
3	Teodoro Guinto	885.78	0.00	738.15	147.63
4	Orlando Sales	2,952.81	585.36	585.36	2,952.81
	Sub-total	4,630.65	585.36	1,753.33	3,462.68
GRAND TOTAL		31,144.19	585.36	23,225.18	8,504.37

ANNUAL STATEMENT for the Year Ended December 31, 2016 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 Melita L. Tan	2,000.00	0.00	2,000.00	-
2 Nanettee O. Salazar	0.00	0.00	2,000.00	(2,000.00)
3 Ruth Callanta	2,030.13	0.00	0.00	2,030.13
4 Aristotle T. Mayordomo	418.00	0.00	418.00	-
5 Jeannet P. Ong	822.30	0.00	0.00	822.30
6 Vicente Acebedo	1,253.00	0.00	0.00	1,253.00
7 Wilfredo L. Mamerga	658.00	0.00	0.00	658.00
GRAND TOTAL	7,181.43	-	4,418.00	2,763.43

ANNUAL STATEMENT for the Year Ended December 31, 2016 of CITYPLANS, INCORPORATED

SCHEDULE 9 - ACCOUNTS/NOTES PAYABLE

Name of Creditor*		Nature of Account	Balance	Balance of	Remarks
(1)	(2)		Previous Year	Current Year	
			(3)	(4)	(5)
Notes Payable					
1					
2					
3					
Sub-total					
Accounts Payable					
1	Cityland Development Corp.	Retention for units purchased, share in Capitalized Asset of CC10 Asso. (Elevator) & unpaid expenses	140,052.67	30,751.05	
2	Cityland Incorporated	Retention for units purchased & Sharing of expenses	151,270.97	39,300.85	
3	City & Land Developers, Inc.	Retention for units purchased & Sharing of expenses	-	150,000.00	
4	UBP	Interest on Reinstatement	124.21	327.91	
5	SSS	SSS loan	1,384.35	1,476.64	
6	Various	Others	1,912.65	1,912.65	
7	Various	Staled Checks	252,957.45	285,096.47	
8	Beneficiary of G. Abilong	Proceeds- Insurance Claim	25,900.00	25,900.00	
9	Various RE Clients	Registration Expenses	393,134.54	612,153.75	
10	Various RE Clients	Estimated Reg. Expenses	550,718.66	-	
11	Various RE Clients	Meter Deposit Refund	382,364.69	350,871.54	
12	Various RE Clients	Advance RET Payments	2,903.58	9,004.20	
13	Various RE Clients	RE Refund	137,819.41	231,175.54	
14	Various RE Clients	Tax Declaration	2,850.00	2,850.00	
15	HDC	Balance Payable	-	27,800.00	
16	Medicare	Balance Payable	1,518.80	650.00	
17	SSS	Balance Payable	1,090.00	200.00	
18	Pag-ibig Fund	Balance Payable	200.00	1,162.60	
Sub-total			2,046,201.98	1,770,633.20	
GRAND TOTAL			2,046,201.98	1,770,633.20	
*To be Itemized in detail.					

ANNUAL STATEMENT for the Year Ended December 31, 2016 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		13,361.14	13,558.57	
2	Withholding Taxes	Compensation & Benefits	65,163.33	72,173.58	
3	Withholding Taxes	Expanded Taxes	6,853.22	7,012.39	
	TOTAL		85,377.69	92,744.54	
	<i>*To be Itemized in detail.</i>				

ANNUAL STATEMENT for the Year Ended December 31, 2016 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	12,213.20	9,583.08	
2	SGV & Company	Audit Fee	-	-	
3	SSS, Medicare, Pag-ibig	Contribution	3,075.00	3,267.40	
4	Various Planholders	Additional 10% of Termination Value	-	-	
5	Employees	Unused Leave	521,886.00	625,306.00	
6	BIR	Withholding Tax - MA/DP (PRM)	115,905.20	-	
	TOTAL		653,079.40	638,156.48	
<i>*To be Itemized in detail.</i>					

ANNUAL STATEMENT for the Year Ended December 31, 2016 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 BIR	Deferred Tax Liabilities	1,632,020.89	897,309.61	
3 Various RE Clients	Meter Deposit	84,668.60	96,644.60	
4 Various RE Clients	Rental Deposit	1,032,059.92	2,564,868.92	
5 Various RE Clients	Reservation Fee	16,300.00	17,200.00	
	TOTAL	2,772,749.41	3,583,723.13	
<i>*To be Itemized in detail.</i>				

ANNUAL STATEMENT for the Year Ended December 31, 2016 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	113,509,132	1.00	113,509,132.00	90.8073%	-	113,509,132.00	-	-	-	-	-
2 Cityland Incorporated	Filipino	11,472,500	1.00	11,472,500.00	9.1780%	-	11,472,500.00	-	-	-	-	-
3 Vicente Paterno	Filipino	4,589	1.00	4,589.00	0.0037%	-	4,589.00	-	-	-	-	-
4 Peter S. Dee	Filipino	4,589	1.00	4,589.00	0.0037%	-	4,589.00	-	-	-	-	-
5 Mabini L. Juan	Filipino	4,589	1.00	4,589.00	0.0037%	-	4,589.00	-	-	-	-	-
6 Helen C. Roxas	Filipino	1,150	1.00	1,150.00	0.0009%	-	1,150.00	-	-	-	-	-
7 Grace C. Liuson	Filipino	1,150	1.00	1,150.00	0.0009%	-	1,150.00	-	-	-	-	-
8 Stephen C. Roxas	Filipino	1,150	1.00	1,150.00	0.0009%	-	1,150.00	-	-	-	-	-
9 Andrew I. Liuson	Filipino	1,150	1.00	1,150.00	0.0009%	-	1,150.00	-	-	-	-	-
10 Wilfred S. Tiu	Filipino	1	1.00	1.00	0.0000%	-	1.00	-	-	-	-	-
11												
12												
13												
14												
15												
Total		125,000,000.00		125,000,000.00	100%	-	125,000,000.00	-	-	-	-	-

**ANNUAL STATEMENT for the Year Ended December 31, 2016 of
CITYPLANS, INCORPORATED
(PENSION PLAN)**

REPUBLIC OF THE PHILIPPINES } S.S.
MAKATI 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 2016, all the herein described assets were the absolute properties of the said company, free and clear from any liens or claims thereon, except as therein stated, and that the foregoing statement, with the schedules and explanations therein contained, annexed or referred to are a full and correct statement of all the Assets, Liabilities, Income and Expenses and of the condition and affairs of the said company on the said thirty-first day of December 2016, 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. 0092799
Issued at Makati City
on January 11, 2017

Subscribed and sworn to before me in Makati City on APR 22 2017 affiants 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. 516;
Page No. 105;
Book No. IX;
Series of 2017.


ATTY. EMMA G. JULARBAL
NOTARY PUBLIC FOR MAKATI CITY
UNTIL DECEMBER 31, 2018
APPOINTMENT NO.: M-322
IBP ROLL NO.: 33152
IBP NO.: 06547/Lifetime/PPLM
PTR No.: 5941142/1-20-2017/Makati
156 H.V. Dala, Costa St., Makati City

ANNUAL STATEMENT for the Year Ended December 31, 2016 of CITYPLANS, INCORPORATED

INVESTMENT AT COST for the year ended December 31, 2016								
		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							
A.4	ST Derivom Bonds (ERAP)							
A.5	Agrarian Reform Bonds/Landbank							
A.6	Philippine Issued Eurobonds (P. \$)							
B. PRIVATE BONDS								
C. FOREIGN BONDS								
2. STOCKS		4,206,705.43						4,206,705.43
3. REAL ESTATE		185,395,724.75						185,395,724.75
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	Charabi							
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	Reurchase 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	55,650,000.00				250,000.00		56,100,000.00
12. INVESTMENT IN TRUST FUND		33,788,915.27						33,788,915.27
TOTAL INVESTMENTS		279,241,345.45				250,000.00		279,491,345.45