The Future of VALLEY GOLF

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ANNUAL REPORT
FY '22-'23

2023

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ABOUT THE COMPANY

At the rolling hills of Antipolo, Rizal is Valley Golf & Country Club, Inc., a private and non-profit club organized in 1958 by a group of businessmen headed by the late Don Celso S. Tuason, Ernest Kahn, Henry J. Belden, Aurelio Montinola Sr., J. Antonio Araneta, Francisco Ortigas, Jr., and Jaime Velasquez. Their main purpose in registering the Club with the Securities and Exchange Commission (SEC) was to “promote and foster the gentleman’s game of golf”. In the same year the Securities and Exchange Commission authorized an initial offering of 1,800 shares to the public at P10,000.00 per share. To date 1,594 shares have been subscribed and issued.

The Club’s birth is marked when the nursery was built also in 1958, originally conceived with Tifton 328 for its greens but were replaced with Tiff-Eagle during its renovation on 2003. In the year 2019 the said greens were replaced with Zoysia Matrella.

The selection of the layout resulted from the comparative expertise of two architects, an Englishman named Fred Smith and an Australian named Jas H. Scott, who both submitted plans. Finally, the Australian, Jas H. Scott's design was adopted.

Three years after the nursery was built, Valley Golf was opened for play in 1961 and attracted a great traffic of players and aficionados. With this encouraging trend, the club was expanded to accommodate another par-70, 18-hole course on the north in addition to its original south course in 1989.

VISION & MISSION

VISION

Valley Golf, the premier golf and country club providing unparalleled recreational experience to our members, their families and guests.

MISSION

To provide, world-class golf and recreational facilities and efficient, high-quality services to its members, families and guests; a friendly atmosphere, affordable cost and the employment of dedicated and service-oriented personnel. It is the overriding goal of the Club to promote the game of golf, enhance harmony and fellowship and instill courtesy, discipline, honesty, fair play and integrity among all its members.

PRESIDENT'S REPORT

Year 2023 marks the 65th year of the founding of Valley Golf. It is with immense pleasure to have served as your president during this milestone.

Looking back, we have been successful in servicing our members and exceptionally been productive in terms of income generation. We have successfully emerged from the pandemic crisis that started in 2020 and ended just recently. There were so many who applied for club membership that resulted to a very significant amount of transfer fees and service charges. We were also able to accommodate so many private tournaments that were sponsored by our members. We are also to highlight our contribution to Philippine golf by hosting several Professional and amateur events including that of Junior golf.

This Board has successfully negotiated Right of way issues from utility companies and other stakeholders of our DCT road. A very substantial amount was realized by the club from this. This will be continuous as this Board developed policies that will ensure our club to realize additional revenues in the future. We were also able to reclaim a 2,200 sq mtrs of land (Sitio Malaya along DCT Rd) from informal settlers. This land is prime property and very valuable. With regard to our other properties, Management has ensured their security and paid all the necessary taxes for compliance purposes.

In February 2023, we announced the renovation of the lower veranda. We commissioned GFP Architects (formerly GF & Partners, Architects), an architectural firm founded by the original designer of our clubhouse - Architect Gabriel Formoso, to prepare the design of this project. I am very proud to say that this project will be financed solely by Valley Golf as our cash & cash equivalents is at the highest level at P93 million as of June 30, 2023.

We have also financed the following projects for this year:
Construction of the Sewerage Treatment Plant P8.2million
North Course Tee Renovation P1.76million
Automatic Fire Sprinkler System P4.1million
Installation of Fire Detection Alarm System and Kitchen Suppression P800,000
Purchase of Long arm Backhoe P5.7million
Purchase of 40 units Golf Carts P13.89million
Building and Occupancy permits of our Main clubhouse

Our on-going projects are the following:
Zoysia Infusion Project Phase 2A P28.9million
Reblocking of the Don Celso Tuason Ave. P6.5million
Repair of the Golf Cart Path P3.9million
Computerization Project Phase 2 P1.27million

Given that we have financed these projects, I am still happy to announce that our comprehensive revenue for this fiscal year is 28.49 million. This is 17.81 million higher than last year! Our gross revenue for this fiscal year is P231.25 million, a 42.35% increase compared to last year. This is due to the increase in green fees of accompanied guests and private tournaments. Our membership dues likewise increased, caused by the increase in monthly dues as well as the increase in number of playing rights members and corporate representatives. Our income from the transfer fees, service charges and renewal fees also increased by 8million. We were also able to control our expenses. We can all agree that the Club is financially sound.

Likewise, your Board of Directors has lined up various projects:
Phase 2 of the DCT Reblocking
Structural Retrofitting Works
Main and North Clubhouse Toilet Renovation

We are also in the planning stage to construct a sports complex. This project once completed will make Valley Golf a full-fledged country club.

I am also delighted to announce that the Valley Golf share is selling at 7 million and the demand for a club membership is still high.

These results will not be possible without the combined efforts of our Board of Directors, the committees, the Management, our employees, our concessionaires and service providers. I am also grateful to all our stockholders and members who always support all the endeavors of our club. I am very proud for all the efforts that we have accomplished as a team.

Our job here is not yet done. We still have a lot to accomplish. And with all your help, we are nearing to achieve our mission of becoming a world-class golf course.

RAFAEL "CHINO" S. RAYMUNDO
PRESIDENT

TREASURER'S REPORT

For my second-year term as your Chief Financial Officer, we are pleased to report that Fiscal Year 2023 is the year of unprecedented financial achievements of our Club. We are financially sound and stable with Comprehensive Revenues at P28.11 Million. In terms of cash flow, we are proud to inform our Stockholders that our Cash and Cash Equivalents including UITF Investment is at P 93 Million as of June 30, 2023, the highest level so far achieved in the annals of our Club history both for revenue and cash position.

In our report last fiscal year, we expressed our commitment to support the priority projects of the Board of Directors and we are proud to report that we were able to provide the funds for the Zoysia Infusion Project Phase 2A, Construction of the Sewerage Treatment Plant, North Course Tee Renovation, Automatic Fire Sprinkler System, Reblocking of the Don Celso Tuason Ave., Repair of the Golf Cart Path, Computerization Project Phase 2 and Purchase of Long Arm Backhoe and 40 units of brand new Golf Carts. This is our way of returning back to our members the benefits of the impressive financial performance of our Club. For the Fiscal Year 2024 our funds will be able to finance the next projects of the Board that will now focus on the renovation of our 60 year-old Main Clubhouse as well as continuation of the Zoysia Infusion Phase 2B with a larger coverage.

This is indeed an impressive and successful year for our Club made possible only with the team effort and dedication of the Board of Directors in collaboration with the Finance Committee.

The Club's Financial Statements were already audited by SGV with highlights are as follows:

- Gross Revenue is at an all-time high of P231.25 Million reflecting an increase of P68.80 Million or 42.35%. Sources of revenue that increased significantly during the year are Green Fees at P31.45 Million or an uptick of P13 Million due to increase in the number of accompanied guests and tournaments. Membership dues at P70.79 Million or an improvement of P13 Million coming from increase in number of playing rights members and corporate representatives and the increase in monthly dues last April 2022. Our membership related revenues from Initial Service Charge, Renewal Fees and Transfer Fees with a total of P30.92 Million or an increase of P8 Million due to higher number of playing rights members and transfer of shares.
- Our Costs and Expenses is at P202.84 Million showing an increase of P51.36 Million or 33.90%. The expense items that increased during the year include the Outside Services by P15 Million, Sundries by P12 Million, Utilities by P5 Million and Personnel by P4 Million.
- Our Excess of Revenue over Expenses is P28.41 Million, an improvement of P17.44 Million or 158.90% from last year.
- Our Total Assets stands at P391.71 Million refelcting an increase of P62 Million or 18.86% from last year.
- Our Members' Equity is at P289.68 Million with an increase of P28.12 Million or 10.75% from last year.

Another notable endeavor that the Finance spearheaded is Phase 2 of the Computerization Project for the Accounting System. This is a cloud-based system that will replace the old and unreliable system and scheduled for implementation by Dec. 1, 2023.

We can definitely state that Valley Golf has fully recovered from the effects of the pandemic for the last two years even surpassing its financial performance during the pre-pandemic period.Our finances is stable enough to withstand the unrelenting upward march of inflation with sufficient buffer funds to support Club operations amidst the headwind of the uncertain times.

The Treasury's guiding principles to maximize our regular revenue sources through keen analytical studies, and by being resourceful in tapping other revenues sources and keeping the operating expenses at minimal levels are the confirmed formula for our very favorable finances.

As we end our Fiscal Year, we would like to thank the Almighty for the many blessings bestowed upon our Club, Pres. Chino Raymundo and my fellow Board of Directors for their unwavering support to the Treasury and to the Finance Committee, a team composed of finance experts in their respective fields who have generously shared their vision and ideas, all for the common good of our Club. It has been my pleasure and privilege to serve as your Treasurer.

RIO SESINANDO E. VENTURANZA

TREASURER

THE BOARD OF DIRECTORS & THE MANAGEMENT

RAFAEL S. RAYMUNDO
President

JOSE ARSENIO ISIDRO D. BORROMEO III
Vice-President

RIO SESINANDO E. VENTURANZA
Treasurer

CONSTANTINE L. KOHCHET-CHUA
Assistant Treasurer

RENATO C. BALIBAG
Director

MARVIN A. CAPARROS
Director

THE BOARD OF DIRECTORS & THE MANAGEMENT

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Director

NICANOR S. JORGE
Director

JOSE G. RAZON
Director

ALLAN JOCSON
Corporate Secretary

DAN L. SALVADOR III
General Manager

COMMITTEE MEMBERS

ADMINISTRATION	Chairman	Jose G. Razon
	Vice-Chairman	Renato C. Balibag
	Members	Michael T. Echavez
		Errol U. Collado
		Robert John C. Barretto
		Ma. Cecilia N. Esguerra
		Jose Basilio G. Leonardo
		Romeo H. Robles
		Dennis Ramon F. Guanio
	Adviser	Pedro H. Maniego
FINANCE	Chairman	Rio Sesinando E. Venturanza
	Vice-Chairman	Constantine L. Kohchet-Chua
	Members	Rommel S. Latinazo
		John E. Huang
		Ron Nelso P. See
		Joaquin P. Tolentino, Jr.
		Emerito L. Ramos III
		Marcos C. Hermoso
		Rodolfo B. Sta Maria, Jr.
	Adviser	Lakan D. Fonacier
GROUNDS	Chairman	Jose Ferdinand R. Guiang
	Vice-Chairman	Virgilio C. Bucat
	Members	Joseph T. Ramoso
		Aristotle B. Viray
		Constantine L. Kohchet-Chua
		Pablito M. Gregore
		Carlo J. Carpio
		Carlo A. Mendoza
	Adviser	Rafael P. Estanislao
ENGINEERING	Chairman	Constantine L. Kohchet-Chua
	Vice-Chairman	Marvin A. Caparros
	Members	Jose Ferdinand R. Guiang
		Nicanor S. Jorge
		Albert Poe Samaniego
		Jan Erwin B. Menguito
		Augusto F. Manalo
		Arnold P. Duay
HOUSE	Chairman	Constantine L. Kohchet-Chua
	Members	Rio Sesinando E. Venturanza
		Jose Arsenio Isidro D. Borromeo III
		Ma. Consuelo R. Fregil
		Nilo T. Calatrava II
		Gilbert Lui
		Edmund Yee
		Jeremias Jiao

MEMBERSHIP	Chairman	Jose Arsenio Isidro D. Borromeo III
	Vice-Chairman	Edward P. Lim
	Members	Miguel U. Silos
		Alejandro Jose D. Hirang
		Aristotle B. Viray
		Bernard T. Jao
		Jaime Victor J. Santos
		Joseph Joel Castillo
		Nilo T. Calatrava II
	Adviser	Cesario A. Villanueva, Jr.
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	Members	Joaquin Tolentino, Jr.
		Gerald O. Silva
		Calvin L. Kohchet-Chua
		Arnold P. Duay
		Julius C. Villaruz
		Elmer S. Espino
		Constantine L. Kohchet-Chua
		Gilbert Lui
		Renato M. Mercado II
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		Bartolo H. Monforte
		Victorio Emmanuel M. Dionisio
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		Teddy Z. Tan
		Ravin Sehwani
		Alvin N. Tan
		Nathaniel E. Isip
	Adviser	Philip Tanchi
AUDIT	Chairman	Nicanor S. Jorge
	Vice-Chairman	Albert DG San Gabriel
	Members	Jose G. Razon
		Daniel Joseph A. Dumlao
		Federico H. Feliciano
		Donald Joseph C. Macomb
		Jason A. Sy
		Nestor P. Borromeo
	Adviser	Wilfredo G. Manahan
LEGAL	Chairman	Rio Sesinando E. Venturanza
	Members	Ricardo N. Fernandez
		Joseph Joel R. Castillo
		Marcus Antonius T. Andaya
		Wendell V. Dimaculangan
		Lamberto Tagayuna
		Mark Boncris S. Santos
		Elmo Francis O. Sarona

COMMITTEE MEMBERS

REAL ESTATE	Chairman	Renato C. Balibag
	Vice-Chairman	Pablito M. Gregore
	Members	Fernando A. Reyla
		Marcelino L. Corpuz, Jr.
		Dennis Ramon F. Guanio
		Alvin L. Cabatit
		Marcelo N. Young, Jr.
		Romeo M. Avila
		Jose G. Razon
	Adviser	Bonifacio U. Sam
BIDS & AWARDS	Chairman	Jose Arsenio Isidro D. Borromeo III
	Vice-Chairman	Bernard T. Jao
	Members	Rio Sesinando E. Venturanza
		Nicanor S. Jorge
		Arnold P. Duay
		Nathaniel E. Isip
		Alexander Y. Chua
		Dan L. Salvador III
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	Vice-Chairman	Ira Gabriel Valte
	Members	Emerito Ramos III
		Nilo Calatrava II
		Jaime Victor Santos
		Wilfredo Manahan
		Niccolo M. Galang
		Remigio M. Reintar

COMMITTEE REPORTS

ADMIN

The Administration Committee with the assistance of the Club General Manager, Mr. Dan L. Salvador III continues the mission of overseeing Club policies and procedures to support the day-to-day and overall operation. The Committee is responsible for the continuous development of the organizational structure, reporting and functional relationships, staffing, training and retention of competent and professional employees. Accordingly, the Committee will continue to oversee and review personnel policies and programs and recommend necessary changes for Board approval. The Committee, in collaboration with other standing committees, will take the lead in implementing innovations in business processes, workflow and quality standards by using technology and world class best practices to deliver excellent service to the Club members, guests and stakeholders.

The Admin Committee also concluded of a new Collective Bargaining Agreement (CBA) with Valley Golf Employees Union. The new CBA coverssalary and benefits adjustments of the rank-and-file employees for the next three (3) years effective Nov. 1, 2022 to October 31, 2025.The new agreement was signed on May 12, 2023 by Mr. Rafael S. Raymundo, Club President and Management Panel led by Dir. Jose G. Razon, and members, Dir. Renato C. Balibag, Atty. Pedro H. Maniego, Jr., Mr. Errol U. Collado, Atty. Elmer Nitura and Mr. Teodorico L. Quitaleg Jr., President of the SGMVG and its Board of Directors.

FINANCE

The overall role of the Finance Committee as stated in its Charter is to provide financial oversight for our Club. Finance is also the principal committee tasked with establishing and managing funding strategies, presenting financial goals to the Board and primarily responsible in ensuring our Club acquires all the financial resources it needs to operate efficiently and support the Club's projects. The impressive results of our operations and the notable cash position for the Fiscal Year ending June 30, 2023 are the end products of the coordinated efforts of the Board of Directors, the Finance Team and the other committees of our Club.

In pursuance with the Committee Charter, objectives and functions, the Finance Committee was able to secure Board approval of the recommendations and accomplished the tasks as follows:

a. Prepared the Financial Forecasts for the next 24 months and approval of the following Policy Guidelines for Minimum Cash Balance

1. The Minimum Monthly Cash Balance of the Club should be P30 Million to P40 Million.
2. The Minimum Cash Balance is enough to cover 2 to 3 months of operations based on the average monthly operating expense of P13 Million to P15 Million.
3. The Minimum Cash Balance should be considered in the implementation of priority projects.

b. Prepared, reviewed, evaluated and submitted to the Board the Financial and Budget Plan for the period July 2023 to June 2024.

c. Reviewed with the external auditors, Sycip Gorres Velayo & Co. the audited financial reports for the year ending June 30, 2023 to ensure compliance with accounting and audit standards.

d. For Phase 2 of the computerization project, recommended the purchase of the Computerized Accounting System, Enterprise Resource Information and Control (ERIC) ERP System from Jupiter Systems, Inc. at a total cost of P 1,272,000 and Monthly Subscription of P28,370. ERIC is cloud based and allows for automated interface with Phase 1 (Membership and POS Registration Module). The target date of live implementation is on Dec. 1, 2023.

The existing accounting system is old, unresponsive and has increasingly become unreliable. It is constantly causing a number of systems errors. ERIC is a proven system and is being used in many industries including golf courses. While we can try to develop our own accounting system, this will take a lot of time and effort while our need is urgent. Having ERIC will allow for faster completion of the project to coincide with the parallel run of Phase 1.

E. Recommended the Financing Plan for the Clubhouse Renovation.

1. Determine the true project cost including furniture and fixtures plus allowance for contingency for cost overrun.
2. The funds shall come from the internally generated cash flow from operations and external financial sources.
3. Recommendation that in case of shortfall, external funds be sourced from the sale of unissued shares of stock as the need arises as first priority. This option is more cost effective and involves less risk than bank loan.
4. Month to month projection of the capex for Fiscal Year 2024 be done to determine the need for external sources of funds and to prepare for any contingencies that may arise such as slowdown in operations and unforeseen but necessary capex.

f. Periodic review of the financial performance of the 2-level Golf Cart Storage to monitor the financial viability of the project and develop a more equitable way of charging the appropriate storage fees in order to recover our investment and possibly turn the project into a revenue center.

g. Auction of various equipment including Backhoe loader, motorcycles and gasoline operated golf carts.

h. Auction of delinquent shares of stock for a minimum bid of P5.5 Million plus transfer fee.All accounts were paid in full before the auction date.

i. Increase in the Maintenance Fund and creation of the Medical and Emergency Fund to maintain enough petty cash to support daily operations. Assign accountability to different individuals rather than to one person only and improve existing accounting procedures in Petty Cash and Maintenance Fund Management.

j. Classification of various expenses into items for exemption from BAC and to be covered by BAC.

k. Evaluation of the Indicative Term Sheets of several banks to provide standby credit for project financing.

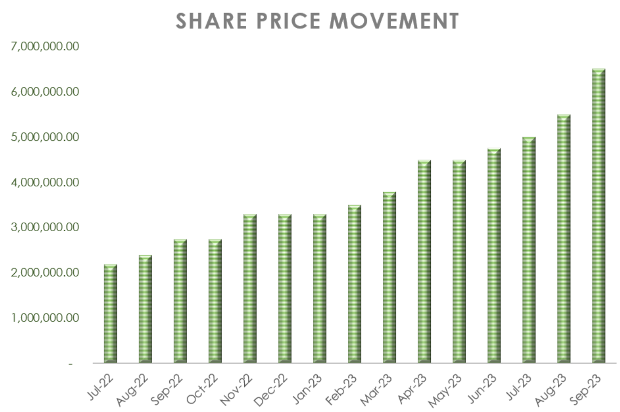
l. Evaluated the financial viability of the engagement of EcoOil gasoline station.

m. Installation of Offsite PNB ATM in the North Clubhouse

n. Engagement of Bills Pay PH services of Metrobank. This is an additional payment facility for the convenience of our members that will allow BancNet Accredited banks to receive online payment from members to be credited to the Metrobank account of the Club.

MEMBERSHIP

The Membership Committee was able to evaluate, interview, and recommend a total of fifty-seven (57) proprietary members, twenty (20) corporate representatives, forty-eight (48) playing guests, and fifteen (15) associate members for the fiscal year 2022-2023. As a result, a total of Php 15.92 million has been generated from the transfer fees and Php 14.99 million from the service charge. At the beginning of the fiscal year the market value of the share is P2.75million. Currently the market value of the share is P7million.



GROUNDS

BY VMJMECC

This year we have successfully completed the rehabilitation of Fairway zoysia infusion landing area and whole fairway and green complex Hole # (1&10) at South course and all tee's in North course. Also we start this month of July ongoing project zoysia infusion landing area to green complex and expected to be completed June 2025.

As a cultural practice: aggressive maintenance program – coring and solid tine aeration twice a year. Light to heavy top-dressing of sand, to foliar and granular fertilization with fungicide, insecticide, and growth retardant to sustain the quality of the turf.

Aggressive herbicide program manual weeding to avoid contamination of foreign grass on tee's and fairway w/ zoysia grass.

Tree branches trimming are continuously done for both course.

For irrigation, we have repaired sprinkler, pipes, and replaced damaged gate valves.

PROPOSED PROJECT:

1. Zoysia infusion landing area to tee's complex.

HOUSE

2022-2023 is the year we went full blast in moving forward after the long extended pandemic. With this in mind, the House Committee's vision was to bring our beloved club to new heights in terms of offering better food and services, upkeep of existing facilities, addition of new facilities, and improvement of the general feel of the club not only for the primary members, but also for their families. Thus the committee embarked on numerous projects to achieve the above visions.

HIGHLIGHTS & FINISHED PROJECTS

- Renovation of North Clubhouse restaurant & its function rooms Oct 2022
- Introduction of a new concessionaire and cuisine with the opening of Mandarin Sky Chinese restaurant in the North Clubhouse in Oct 2022
- Installation of additional aircon units at the Founders Hall & the North Clubhouse
- Installation of sprinkler system at the Main Clubhouse to comply with local government regulations
- Construction of a new toilet at 2/F for the Conference Rooms and the Boardroom
- New big Christmas tree and better decorations to liven up the Main Clubhouse during the holidays
- Installation of garden lights / bollards along the Main Clubhouse walkway up to the swimming pool area
- Repair of all shelter houses both in the South & North Courses
- Implementation of stricter house rules in the Club
- Offering of swimming lessons to members and dependents during summer
- Opening of a reputable spa for all members and their guests – Nuat Thai
- Offering Holy Masses every Sunday at the North Clubhouse for all members and their families
- Engaged a new and better contractor for Pest and Termite Control for the clubhouses

PROJECTS APPROVED IN THE WORKS

- 2nd Floor air-conditioned dining on the lower veranda area to provide all the members with a much-needed dining and meeting room facility while upgrading the old roof deck of the lower veranda to acceptable local government building code standards
- Major renovation of toilets in the Main Clubhouse and North Clubhouse
- Construction of PWD access and railings at the big gazebo of the swimming pool area
- Repainting of all the iconic club signages (golf ball on a tee) with our new logo– Sumulong Gate, Ortigas Gate, & South Course hole 10
- Minor renovations of the North Clubhouse

PIPELINE PROJECTS ALREADY UNDER STUDY

- Multi-Level Sports Building to include all other sports facilities – indoor basketball court, badminton courts, fully-equipped gym, bowling lanes, billiard tables, etc.
- Solar power project to cut down on the Club's electrical bills
- Upgrading and expansion of the main clubhouse Founders' Hall to accommodate bigger events and generate more revenue for the Club
- Renovation of the main clubhouse kitchen

ENGINEERING

It was a very busy 2022-23 for the Engineering Committee as we had so many issues to tackle and projects to pursue in our vision to keep all our Club facilities in its best possible conditions, if not improve them. Along the way, there were also a lot of surprises as the Club had to comply with numerous national and local government regulations which were never tackled in the past years. With the help and support of our committee members, the management, our engineering department staff, some individual members, and the BoD, we were able to find the best solutions and comply with all the regulations without breaking the bank, so to speak.

COMPLETED PROJECTS

- Construction of a Sewage Treatment Plant
- Installation of Automatic Sprinkler System and Fire Detection Alarm (Main Clubhouse)
- CHB perimeter fence at hole #3 South Course
- Cyclone fence along hole 5 North Course
- Canopy extension at the 2-storey golf cart parking building
- Construction of mezzanine toilet for the conference room and the boardroom
- Construction of Union Office at the motorpool area
- Installation of newly constructed and fabricated micro Eco Oil Station
- Shelter house repair works on the North Course holes 2, 5, 17
- Rehab of North Course and South Course pump stations
- Construction of LED fairway lights
- Dredging maintenance works at South Course

ONGOING PROJECTS

- DCT road reblocking works phase 1 (Sumulong gate to Ortigas secondary gate)
- Golf cart path repairs (South and North Course)

PIPELINE PROJECTS

- Main Clubhouse structural retrofitting works
- DCT road reblocking works phase 2 (Secondary gate to Ortigas gate)
- Soil protection works near 2-level golf cart parking building
- Construction of multi-level sport complex building

REAL ESTATE

The Real Estate Committee plays an important role in the financial recovery of our Club. The Committee Charter states that the Real Estate Committee shall assist the Board of Directors in the development of Real Estate policies and guidelines on acquiring, managing and disposal of real estate properties and related assets. Review of regulatory matters that involve real estate including right of way, permits and revenue generating activities.

With these objectives in mind, the Real Estate Committee submitted the following recommendations to the Board:

a. Recommendation on the Valley Golf Case versus squatters in Sitio Malaya

This is a complaint filed by Valley Golf to recover possession of real property belonging to the Club under TCT 518354 with an area of 2,082 sq. meters currently being occupied by squatters. On Sept. 10, 2019 the Court of Appeals issued the decision in favor of Valley Golf. On Feb. 9, 2022, the RTC issued its Order granting our Motion for Issuance of Writ of Execution. The relocation of the squatters is now on-going and a few settlers will be served by the Notice to Vacate by the Court Sheriff. We will soon gain full recovery of this prime commercial property of the Club. Several steps were taken to achieve our objective:

1. Request the Security in coordination with the Barangay to conduct a census to survey the occupants in Sitio Malaya.
2. Met with Mayor Nieto and seek assistance in the relocation of the squatters.
3. The Legal Counsel informed the Sheriff that Valley Golf will implement the Writ of Execution.
4. Secure the vacated/cleared areas by installing fence or board up the remaining structures.
5. To put up a Security Detachment in the cleared area to facilitate the voluntary demolition and to make sure there will be no new illegal occupants in Sitio Malaya.
6. Hiring of additional four (4) guards for the morning and nightshift in the Sitio Malaya Security Detachment.

b. Policy and Computation of Rates on the Right of Way for Aerial and Pole Installations

1. Right of Way for Pole Installations – P1,900/pole per annum
2. Aerial Installation – P6,200/100meters per annum

REAL ESTATE

3. Other conditions:
a. The grant of right of way is for 10 years only subject to renewal.
b. The right of way is not transferable.
c. The right of way is on top of the other fees being imposed by the Club such as stickers, Road users fee, share on the road maintenance, etc.

Total collections on the right of way for the fiscal year is P20.44 Million and Cash Bond of P 4.3 Million.

c. Right of Way of residents of St. Martha's Subd.

The Committee recommended the approval of the right of way of the individual lot owners of St. Martha in accordance with the Policy approved by the Board of 1% of the Current Zonal Value of Residential Category (P8,000.00/sq.m.) as per BIR. Estimated right of way collection is P355k.

d. Recommendation on the Tagle Claims

Pursue the option of direct attack on the TCT of Tagle by filing the quieting of TCT to protect the interests of Valley Golf and the Homeowners. The filing fee is significant but upon considering the cost benefit analysis the legal action is more beneficial to the Club.

e. Lot 10 Block 5

Recommendation for the concrete fencing of Lot 10 Block 5 with an area of 961 sq. meters. To prevent the possible intrusion of squatters located at the back of the property.The Security Guard to conduct census of the squatters at the back of Lot 10 Block 5 and conduct regular inspection of the other lots of Valley Golf.

SECURITY

The Committee held regular meetings during the year, with the members of the committee constituting a quorum, along with representatives of Annapolis Security Agency, GM Dan Salvador and Ms. Rose Victor of VGCC.

SECURITY COMMITTEE PROJECTS FOR THE YEAR 2023-2024.

1.Re-blocking and installation of drainage system along Don Celso Tuason Avenue.
2.Installation of CCTV cameras for the 2 Clubhouses (Main and North), Parking area A & B, Swimming pool area, Golf Cart area 1 & 2, Motor pool Area, Carpentry area. All guard house
3.RFID
4.Road safety measures
a.Road Speed Strips
b.Reflectorized paint on said road to indicate "Max 30kph" speed
c.Centerline Cat's Eye/Road reflector
d.Razor wire for Valley Fence

REVENUE GENERATED BY THE SECURITY COMMITTEE
This year the committee is happy to inform the increase in revenue thru our collection system with the help of our security agency ANNAPOLIS SECURITY AGENCY.

REVENUE SOURCE	JULY 2022-JUNE 2023
Car stickers	10,193,859.00
Road User Fee (Toll Fee)	9,582,719.00
Road User Fee 2 (Passing Thru)	8,404,678.00
Event Parking fee	72,460.00
Prepaid Voucher	1,280,518.00
Tire Clamping	132,500.00
Towing	47,500.00
Construction Permit	27,450.00
Total	**29,741,684.00**

CLEAN-UP OF DON CELSO TUASON AVENUE

This year, the Committee agreed to reimpose the no parking along Don Celso Tuason Avenue and easement. The Committee also agreed to continue implementing tire clamping and towing for all illegally parked vehicles along DCT Avenue and easement.

RECIPROCITY & MARKETING

July 2022 - final approval of membership card design.

Efforts to remove P1.6M sale on GG&A

August - cart parking building promoted on social media

Sept - brass logo on gate discussed. Change font of website discussed. Face to face meeting.

LPGT promoted on social media

Nov - P18k earmarked for members handbook transferred to scorecard, approval from President .

Mandarin sky launch shared on social media

Dec - Committee gave revisions to DCT posters

Jan 2023 - Bob met with Kenny to brief her on scorecard

March- DCT write up in Inquirer Golf

April - requested budget for drone vids, artist, scorecard and others

May - Press release before PGT

June 2023 - Press release after PGT

Valley Golf & Country Club, Inc.
(A Nonprofit Organization)

Financial Statements
June 30, 2023 and 2022
and Years Ended June 30, 2023, 2022
and 2021

and

Independent Auditor's Report

SGV
Building a better working world

A member firm of Ernst & Young Global Limited

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INDEPENDENT AUDITOR'S REPORT

The Members and the Board of Directors
Valley Golf & Country Club, Inc.

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Valley Golf & Country Club, Inc. (a nonprofit organization) (the Club), which comprise the statements of financial position as at June 30, 2023 and 2022, and the statements of income, statements of comprehensive income, statements of changes in members' equity and statements of cash flows for each of the three years in the period ended June 30, 2023, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Club as at June 30, 2023 and 2022, and its financial performance and its cash flows for each of the three years in the period ended June 30, 2023 in accordance with Philippine Financial Reporting Standards (PFRSs).

Basis for Opinion

We conducted our audits in accordance with Philippine Standards on Auditing (PSAs). Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Club in accordance with the Code of Ethics for Professional Accountants in the Philippines (Code of Ethics) together with the ethical requirements that are relevant to our audit of the financial statements in the Philippines, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with PFRSs, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Club's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Club or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Club's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with PSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with PSAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Club's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Club's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Club to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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Report on the Supplementary Information Required Under Revenue Regulations 34-2020 and 15-2010

Our audits were conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The supplementary information required under Revenue Regulations 34-2020 and 15-2010 in Note 26 to the financial statements is presented for purposes of filing with the Bureau of Internal Revenue and is not a required part of the basic financial statements. Such information is the responsibility of the management of Valley Golf & Country Club, Inc. The information has been subjected to the auditing procedures applied in our audit of the basic financial statements. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

SYCIP GORRES VELAYO & CO.

Peter John R. Ventura

Peter John R. Ventura
Partner
CPA Certificate No. 0113172
Tax Identification No. 301-106-741
BOA/PRC Reg. No. 0001, August 25, 2021, valid until April 15, 2024
SEC Partner Accreditation No. 113172-SEC (Group A)
Valid to cover audit of 2022 to 2026 financial statements of SEC covered institutions
SEC Firm Accreditation No. 0001-SEC (Group A)
Valid to cover audit of 2021 to 2025 financial statements of SEC covered institutions
BIR Accreditation No. 08-001998-140-2021, November 10, 2021, valid until November 9, 2024
PTR No. 9566012, January 3, 2023, Makati City

September 11, 2023

VALLEY GOLF & COUNTRY CLUB, INC.
(A Nonprofit Organization)

STATEMENTS OF FINANCIAL POSITION

	June 30	
	2023	2022
ASSETS		
Current Assets		
Cash and cash equivalents (Note 4)	**₱82,410,206**	₱51,147,281
Trade and other receivables (Note 5)	**23,356,548**	13,861,275
Debt instruments at fair value through profit or loss (Note 9)	**10,387,218**	10,120,765
Other current assets (Note 6)	**9,175,335**	9,124,722
Total Current Assets	**125,329,307**	84,254,043
Noncurrent Assets		
Property and equipment (Note 7)	**255,476,745**	238,125,202
Investment properties (Note 8)	**85,616**	123,880
Trust fund (Note 9)	**4,984,096**	4,856,245
Deferred tax assets - net (Note 22)	**1,126,720**	–
Other noncurrent assets (Note 10)	**5,084,160**	2,204,716
Total Noncurrent Assets	**266,757,337**	245,310,043
TOTAL ASSETS	**₱392,086,644**	₱329,564,086
LIABILITIES AND MEMBERS' EQUITY		
Current Liabilities		
Trade and other payables (Note 11)	**₱51,760,709**	₱23,792,555
Members' deposits and others (Note 12)	**19,477,090**	18,237,703
Contract liabilities (Note 13)	**9,709,296**	11,406,585
Provision for probable claims (Note 14)	**7,268,575**	5,668,575
Short-term borrowing (Note 25)	–	236,946
Total Current Liabilities	**88,215,670**	59,342,364
Noncurrent Liabilities		
Retirement benefit obligation (Note 24)	**8,266,671**	7,614,418
Deferred tax liabilities - net (Note 22)	–	177,111
Other noncurrent liabilities (Notes 13, 17 and 18)	**5,547,552**	863,528
Total Noncurrent Liabilities	**13,814,223**	8,655,057
Total Liabilities	**102,029,893**	67,997,421
Members' Equity		
Capital stock (Note 15)	**14,346,000**	14,346,000
Contributions in excess of par value	**201,627,772**	201,627,772
Accumulated excess of revenues over expenses (Note 15)	**74,082,979**	45,592,893
Total Members' Equity	**290,056,751**	261,566,665
TOTAL LIABILITIES AND MEMBERS' EQUITY	**₱392,086,644**	₱329,564,086

See accompanying Notes to Financial Statements.

VALLEY GOLF & COUNTRY CLUB, INC.
(A Nonprofit Organization)

STATEMENTS OF INCOME

	Years Ended June 30		
	2023	2022	2021
REVENUES			
Revenue from contracts with customers (Note 16)	**₱207,549,237**	₱141,185,352	₱122,163,041
Rentals (Note 18)	**22,701,459**	20,986,983	18,645,114
Unrealized gain on financial assets at fair value through profit or loss (Note 9)	**394,304**	140,564	36,877
Interest income (Notes 4, 9 and 18)	**611,952**	129,588	131,457
	231,256,952	162,442,487	140,976,489
COST AND EXPENSES			
Cost of services (Note 19)	**174,805,343**	129,583,939	111,594,261
General and administrative expenses (Note 20)	**28,031,995**	21,894,121	19,620,289
Interest expense	**15,853**	35,549	11,094
	202,853,191	151,513,609	131,225,644
EXCESS OF REVENUES OVER EXPENSES BEFORE INCOME TAXES	**28,403,761**	10,928,878	9,750,845
PROVISION (BENEFIT) FOR INCOME TAXES (Note 22)	**(883,140)**	573,993	328,652
EXCESS OF REVENUES OVER EXPENSES	**₱29,286,901**	₱10,354,885	₱9,422,193

See accompanying Notes to Financial Statements.

VALLEY GOLF & COUNTRY CLUB, INC.
(A Nonprofit Organization)

STATEMENTS OF COMPREHENSIVE INCOME

	Years Ended June 30		
	2023	2022	2021
EXCESS OF REVENUES OVER EXPENSES	**₱29,286,901**	₱10,354,885	₱9,422,193
OTHER COMPREHENSIVE INCOME (LOSS)			
Item not to be reclassified to profit or loss in subsequent periods:			
Re-measurement gains (losses) on defined benefit obligation (Note 24)	**(796,815)**	(2,692,482)	2,087,149
Income tax effect	–	–	(317,900)
	(796,815)	(2,692,482)	1,769,249
TOTAL COMPREHENSIVE INCOME	**₱28,490,086**	₱7,662,403	₱11,191,442

See accompanying Notes to Financial Statements.

VALLEY GOLF & COUNTRY CLUB, INC.
(A Nonprofit Organization)

STATEMENTS OF CHANGES IN MEMBERS' EQUITY

	Years Ended June 30		
	2023	2022	2021
CAPITAL STOCK (Note 15)	**₱14,346,000**	₱14,346,000	₱14,346,000
CONTRIBUTIONS IN EXCESS OF PAR VALUE	**201,627,772**	201,627,772	201,627,772
ACCUMULATED EXCESS OF REVENUES OVER EXPENSES (Note 15)			
Balances at beginning of year	**45,592,893**	37,930,490	26,739,048
Excess of revenues over expenses	**29,286,901**	10,354,885	9,422,193
Other comprehensive income (loss)	**(796,815)**	(2,692,482)	1,769,249
Total comprehensive income	**28,490,086**	7,662,403	11,191,442
Balance at end of year	**74,082,979**	45,592,893	37,930,490
TOTAL MEMBERS' EQUITY	**₱290,056,751**	₱261,566,665	₱253,904,262

See accompanying Notes to Financial Statements.

VALLEY GOLF & COUNTRY CLUB, INC.
(A Nonprofit Organization)

STATEMENTS OF CASH FLOWS

	Years Ended June 30		
	2023	2022	2021
CASH FLOWS FROM OPERATING ACTIVITIES			
Excess of revenues over expenses before income taxes	**₱28,403,761**	₱10,928,878	₱9,750,845
Adjustments for:			
Depreciation and amortization (Notes 7, 8 and 10)	**20,967,046**	23,417,865	23,455,146
Interest expense	**15,853**	35,549	11,094
Movements in:			
Provision for probable claims (Note 14)	**1,600,000**	–	(142,094)
Retirement benefit obligation	**(144,562)**	(524,912)	(442,811)
Interest income (Notes 4, 9 and 18)	**(611,952)**	(129,588)	(131,457)
Gain on sale of property and equipment (Notes 7 and 16)	**(573,214)**	(371,572)	(2,250)
Loss on derecognition of property and equipment (Note 7)	**131,371**	–	–
Unrealized gain on financial assets at fair value through profit or loss (Note 9)	**(394,304)**	(140,564)	(36,877)
Operating income before working capital changes	**49,393,999**	33,215,656	32,461,596
Decrease (increase) in:			
Trade and other receivables	**(9,411,993)**	(128,414)	3,295,247
Other current assets	**(471,304)**	(1,300,269)	435,250
Increase (decrease) in:			
Trade and other payables	**27,968,154**	7,785,696	(269,391)
Members' deposits and others	**1,239,387**	2,088,752	1,404,431
Contract liabilities	**(1,697,289)**	3,596,814	645,256
Noncurrent liabilities (Note 13)	**4,697,749**	–	–
Net cash generated from operations	**71,718,703**	45,258,235	37,972,389
Interest received	**514,947**	114,910	78,371
Interest paid	**(15,853)**	(35,549)	(11,094)
Net cash flows generated from operating activities	**72,217,797**	45,337,596	38,039,666
CASH FLOWS FROM INVESTING ACTIVITIES			
Additions to:			
Property and equipment (Note 7)	**(38,119,519)**	(45,872,069)	(9,983,686)
Decrease (increase) in:			
Other noncurrent assets	**(3,171,621)**	(641,857)	(449,294)
Debt instruments at fair value through profit or loss (Note 9)	**–**	–	(10,000,000)
Trust fund	**–**	–	19,046
Proceeds from sale of property and equipment (Note 7)	**573,214**	371,572	2,250
Net cash flows used in investing activities	**(40,717,926)**	(46,142,354)	(20,411,684)
CASH FLOWS FROM FINANCING ACTIVITIES			
Payment of short-term borrowing (Note 25)	**(236,946)**	(457,454)	–
Proceeds from availment of short-term borrowing (Note 25)	**–**	694,400	–
Net cash flows generated from financing activities	**(236,946)**	236,946	–
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	**31,262,925**	(567,812)	17,627,982
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	**51,147,281**	51,715,093	34,087,111
CASH AND CASH EQUIVALENTS AT END OF YEAR (Note 4)	**₱82,410,206**	₱51,147,281	₱51,715,093

See accompanying Notes to Financial Statements.

1. Corporate Information

Valley Golf & Country Club, Inc. (the Club) was organized in the Philippines and registered with the Philippine Securities and Exchange Commission (SEC) on May 14, 1958 as a nonprofit organization for a term of 50 years up to 2008. The Club's corporate life was extended for another 50 years from May 15, 2008 as confirmed and ratified by the members on November 18, 2007 and was subsequently approved by the SEC on April 29, 2008. On July 17, 1963, the SEC granted the Club a secondary license to sell its securities to the public.

The primary purpose of the Club is to foster and promote the game of golf and operate and maintain a golf course and country club and, generally, to do and perform all such acts and things, and exercise such powers as are ordinarily done, performed and exercised by social and athletic clubs and associations.

Prior to 2012, the Club is exempt from payment of income tax on income received from social, recreational, and athletic activities on a nonprofit basis provided that no part of the Club's income shall inure to the benefit of any of its members, trustees and officers. Under Section 30 (E) of the Tax Reform Act of 1997, an organization organized for recreational, sports and athletic activities shall be exempt from payment of income tax on income received from aforementioned activities.

On August 3, 2012, the Bureau of Internal Revenue (BIR) issued Revenue Memorandum Circular (RMC) No. 35-2012 clarifying that clubs organized and operated exclusively for pleasure, recreation and other non-profit purposes are subject to income tax and value-added tax (VAT) on their income from whatever source, including but not limited to membership fees, assessment dues, rental income, and service fees.

On August 13, 2019, the Supreme Court declared that membership fees, assessment dues, and fees of similar nature collected by Clubs which are organized and operated exclusively for pleasure, recreation, and other nonprofit purposes do not constitute as: (a) "the income of recreational clubs from whatever source" that are "subject to income tax"; and (b) part of the "gross receipts of recreational clubs" that are "subject to VAT". Accordingly, the Club did not collect the related output VAT for membership fees, assessment dues, and fees of similar nature.

The registered office of the Club, which is also its principal place of business, is located at Don Celso S. Tuason Ave., Antipolo City.

The Club's Board of Directors (BOD) approved the issuance of the financial statements as at June 30, 2023 and 2022 and for each of the three years in the period ended June 30, 2023 on September 11, 2023.

2. Summary of Significant Accounting Policies

<u>Basis of Preparation</u>
The financial statements of the Club have been prepared on a historical cost basis, except for the debt instruments at fair value through profit or loss (FVTPL) and trust fund which are measured at fair value. The financial statements are presented in Philippine peso (₱), which is the Club's functional and presentation currency. All values are rounded to the nearest peso, except when otherwise indicated.

Statement of Compliance
The financial statements of the Club have been prepared in compliance with Philippine Financial Reporting Standards (PFRSs).

Changes in Accounting Policies and Disclosures
The accounting policies adopted are consistent with those of the previous financial year, except that the Club has adopted the following amendments to existing standards starting July 1, 2022. Adoption of these pronouncements did not have any impact on the Club's financial position or performance.

- Amendments to PFRS 3, *Reference to the Conceptual Framework*
- Amendments to PAS 16, *Plant and Equipment: Proceeds before Intended Use*
- Amendments to PAS 37, *Onerous Contracts – Costs of Fulfilling a Contract*
- *Annual Improvements to PFRSs* 2018-2020 Cycle
    - Amendments to PFRS 1, *First-time Adoption of Philippine Financial Reporting Standards, Subsidiary as a first-time adopter*
    - Amendments to PFRS 9, *Financial Instruments*, *Fees in the '10 per cent' test for derecognition of financial liabilities*
    - Amendments to PAS 41, *Agriculture, Taxation in fair value measurements*

Standards Issued but Not yet Effective
Pronouncements issued but not yet effective are listed below. The Club does not expect that the future adoption of the said pronouncements will have a significant impact on its financial statements. The Club intends to adopt the following pronouncements when they become effective.

Effective beginning on or after July 1, 2023
- Amendments to PAS 12, *Deferred Tax related to Assets and Liabilities arising from a Single Transaction*
- Amendments to PAS 8, *Definition of Accounting Estimates*
- Amendments to PAS 1 and PFRS Practice Statement 2, *Disclosure of Accounting Policies*

Effective beginning on or after July 1, 2024
- Amendments to PAS 1, *Classification of Liabilities as Current or Non-current*
- Amendments to PFRS 16, *Lease Liability in a Sale and Leaseback*

Effective beginning on or after July 1, 2025
- PFRS 17, *Insurance Contracts*

Deferred effectivity
- Amendments to PFRS 10, *Consolidated Financial Statements*, and PAS 28, *Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

Current versus Non-current Classification
The Club presents assets and liabilities in the statement of financial position based on current and noncurrent classification. An asset is current when it is:
- Expected to be realized or intended to be sold or consumed in the normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realized within 12 months after the reporting period; or
- Cash and cash equivalents unless restricted from being exchanged or used to settle a liability for at least 12 months after the reporting period.

All other assets are classified as noncurrent.

A liability is current when:
- It is expected to be settled in the normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within 12 months after the reporting period; or
- There is no unconditional right to defer the settlement of the liability for at least 12 months after the reporting period

The Club classifies all other liabilities as noncurrent.

Deferred tax assets and liabilities are classified as noncurrent assets and liabilities.

Cash and Cash Equivalents
Cash includes cash on hand and in banks. Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash with original maturities of three months or less from dates of acquisition and that are subject to insignificant risk of changes in value.

Financial Instruments
A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Financial Assets
Initial Recognition and Measurement of Financial Assets
Financial assets are classified, at initial recognition, as subsequently measured at amortized cost, fair value through other comprehensive income (FVOCI) and FVTPL.

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Club's business model for managing the financial assets. With the exception of trade receivables that do not contain a significant financing component the Club initially measures a financial asset at its fair value plus, in the case of financial assets not at FVTPL, transaction costs. Trade receivables that do not contain a significant financing component or for which the Club has applied the practical expedient are measured at the transaction price determined under PFRS 15.

In order for a financial asset to be classified and measured at amortized cost or FVOCI, it needs to give rise to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level.

The Club's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both. Financial assets classified and measured at amortized cost are held within a business model with the objective to hold financial assets in order to collect contractual cash flows while financial assets classified and measured at FVOCI are held within a business model with the objective of both holding to collect contractual cash flows and selling.

Purchases or sales of financial assets that require delivery of assets within the period generally established by regulation or convention in the marketplace (regular way trades) are recognized on the trade date, i.e., the date that the Club commits to purchase or sell the asset.

The Club's financial assets are in the nature of financial assets at amortized cost and financial assets at FVTPL. The Club has no financial assets at FVOCI as at June 30, 2023 and 2022.

Subsequent Measurement of Financial Assets
For purposes of subsequent measurement, financial assets are classified in four categories:
- Financial assets at amortized cost (debt instruments)
- Financial assets at FVOCI with recycling of cumulative gains and losses (debt instruments)
- Financial assets designated at FVOCI with no recycling of cumulative gains and losses upon derecognition (equity instruments)
- Financial assets at FVTPL

Financial assets at amortized cost (debt instruments)
Financial assets at amortized cost are subsequently measured using the effective interest rate (EIR) method and are subject to impairment. Gains and losses are recognized in the statement of income when the asset is derecognized, modified or impaired.

The Club's financial assets at amortized cost includes cash and cash equivalents, trade and other receivables and trust fund (see Notes 4, 5 and 9).

Financial assets at FVTPL
This include financial assets held for trading, financial assets designated upon initial recognition at FVTPL, or financial assets mandatorily required to be measured at fair value. Financial assets are classified as held for trading if they are acquired for the purpose of selling or repurchasing in the near term. Derivatives, including separated embedded derivatives, are also classified as held for trading unless they are designated as effective hedging instruments. Financial assets with cash flows that are not SPPI are classified and measured at FVTPL, irrespective of the business model. Notwithstanding the criteria for debt instruments to be classified at amortized cost or at FVOCI, as described above, debt instruments may be designated at FVTPL on initial recognition if doing so eliminates, or significantly reduces, an accounting mismatch.

Financial assets at FVTPL are carried in the statement of financial position at fair value with net changes in fair value recognized in the statement of income.

The Club's financial assets at FVTPL includes its investments in unit investment trust fund (UITF) (see Note 9).

Impairment of Financial Assets
The Club recognizes an allowance for expected credit losses (ECLs) for all debt instruments not held at FVTPL. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Club expects to receive, discounted at an approximation of the original EIR. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognized in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12 months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

For cash in bank and cash equivalents, debt instrument at FVTPL, and trust fund, the Club applies the low credit risk simplification. The probability of default and loss given defaults are publicly available and are considered to be low credit risk investments. It is the Club's policy to measure ECLs on such instruments on a 12-month basis. However, when there has been a significant increase in credit risk since origination, the allowance will be based on the lifetime ECL. The Club considers that there has been a significant increase in credit risk when contractual payments are more than 30 days past due.

For trade and other receivables, the Club applies a simplified approach in calculating ECLs. Therefore, the Club does not track changes in credit risk, but instead recognizes a loss allowance based on lifetime ECLs at each reporting date. The Club has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

Definition of default
The Club considers the following as constituting an event of default for internal credit risk management purposes as historical experience indicates that receivables that meet either of the following criteria are generally not recoverable.

- when there is a breach of financial covenants by the counterparty; or
- information developed internally or obtained from external sources indicates that the debtor is unlikely to pay its creditors, including the Club, in full (without taking into account any collaterals held by the Club).

Irrespective of the above analysis, the Club considers that default has occurred when a financial asset is more than 120 days past due unless the Club has reasonable and supportable information to demonstrate that a more conservative default criterion is more appropriate.

Significant increase in credit risk
In assessing whether the credit risk on a financial instrument has increased significantly since initial recognition, the Club compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition. In making this assessment, the Club considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort. Forward-looking information considered includes the future prospects of the industries in which the Club's debtors operate, obtained from economic expert reports, financial analysts, governmental bodies, relevant think-tanks and other similar organizations, as well as consideration of various external sources of actual and forecast economic information that relate to the Club's core operations.

Credit-impaired financial assets
A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of that financial asset have occurred. Evidence that a financial asset is credit-impaired includes observable data about the following events:

a) significant financial difficulty of the issuer or the borrower;
b) a breach of contract, such as a default or past due event;
c) the lender(s) of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concession(s) that the lender(s) would not otherwise consider;
d) it is becoming probable that the borrower will enter bankruptcy or other financial reorganization; or
e) the disappearance of an active market for that financial asset because of financial difficulties.

The Club implements a policy on its receivables, wherein members in the delinquent list or those with accounts that are past due for a certain period are reported to the BOD. The respective shares of the members or of the juridical entities they represent shall be ordered sold by the BOD, through an auction, to satisfy the claims of the Club.

Write-off policy
The Club writes off a financial asset when there is information indicating that the counterparty is in severe financial difficulty and there is no realistic prospect of recovery, e.g. when the counterparty has been placed under liquidation or has entered into bankruptcy proceedings. Financial assets written off may still be subject to enforcement activities under the Club's recovery procedures, taking into account legal advice where appropriate. Any recoveries made are recognized the statement of income.

<u>Derecognition of Financial Assets</u>
A financial asset (or, where applicable a part of a financial asset or part of a group of similar financial assets) is derecognized (i.e. removed from the Club's statement of financial position) when:

- the rights to receive cash flows from the asset have expired; or
- the Club has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) has transferred substantially all the risks and rewards of the asset, or (b) has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Where the Club has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if, and to what extent, it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all the risks and rewards of the asset, nor transferred control of the asset, the Club continues to recognize the transferred asset to the extent of its continuing involvement in the asset. In that case, the Club also recognizes an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Club has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Club could be required to repay.

Financial Liabilities
<u>Initial Recognition and Measurement of Financial Liabilities</u>
Financial liabilities are classified, at initial recognition, as financial liabilities at FVTPL, loans and borrowings, payables, or as derivative designated as hedging instruments in an effective hedge, as appropriate.

All financial liabilities are recognized initially at fair value and, in case of loans borrowings and payables, net of directly attributable transaction costs.

The Club has no financial liabilities at FVTPL and derivative instruments as at June 30, 2023 and 2022.

<u>Subsequent Measurement of Financial Liabilities</u>
Loans and borrowings and Payables
This is the category most relevant to the Club. After initial recognition, loans and borrowings and payables are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in the statement of income when the liabilities are derecognized as well as through the EIR amortization process. Amortized cost is calculated by taking into account any discount or premium on

acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of income.

This category applies to trade and other payables, members' deposit and others and short-term borrowing (see Notes 11, 12 and 25).

Derecognition of Financial Liabilities
A financial liability is derecognized when the obligation under the liability is discharged or cancelled or has expired. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in the statement of income.

Offsetting of Financial Instruments
Financial assets and financial liabilities are offset and the net amount reported in the statement of financial position if, and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the asset and settle the liability simultaneously. The Club assesses that it has currently enforceable right of offset if the right is not contingent on a future event and is legally enforceable in the normal course of business, event of default, and event of insolvency or bankruptcy of the Club and all of the counterparties.

Fair Value Measurement
Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible to by the Club.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Club uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable

- Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Club determines whether transfers have occurred between Levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

For the purpose of fair value disclosures, the Club has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

Inventories

Inventories consist of gasoline, maintenance supplies, spare parts, office supplies and others. Inventories are valued at the lower of cost and net realizable value (NRV). Costs incurred in bringing each product to its present location and condition are accounted for using the first-in, first-out method.

NRV of the saleable merchandise is the estimated selling price in the ordinary course of business less estimated costs necessary to make the sale. NRV of gasoline, maintenance supplies, spare parts and others is the estimated replacement costs. In determining NRV, the Club considers any adjustment necessary for spoilage, breakage and obsolescence. An allowance for inventory obsolescence is determined based on a regular review and management evaluation of movement and condition of supplies.

Property and Equipment

Property and equipment, except for land, are stated at cost less accumulated depreciation and any impairment losses, if any. Land is stated at cost less any impairment in value.

The initial cost of property and equipment comprises its purchase price, including import duties, non-refundable taxes, and any directly attributable costs of bringing the asset to its working condition and location for its intended use. Such cost includes the cost of replacing part of such property and equipment when the recognition criteria are met. Expenditures incurred after the property and equipment have been put into operations, such as repairs and maintenance and overhaul costs, are normally charged to the statement of income in the period when the costs are incurred.

Depreciation is computed on a straight-line basis over the following estimated useful lives of the assets:

Category	Number of Years
Land improvements	3-50
Building and structures	5-50
Ground tools and services machinery and equipment	3-10
Furniture, fixtures and equipment	3-10
Transportation equipment	5

Construction in progress is stated at cost. Depreciation is computed when the construction is completed.

The useful lives and methods of depreciation of property and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

An item of property and equipment is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising from derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of income in the year the asset is derecognized.

Investment Properties

Investment properties consist of land and building held for rentals or capital appreciation or both. Except for land, investment property is stated at cost less accumulated depreciation and impairment in value for building. The cost of the investment property comprises its purchase price and other direct costs. Depreciation on the building is computed on a straight-line basis over the estimated useful life of 20 years. Land is stated at cost less any impairment in value.

Transfers are made to investment property when there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction of development. Transfers are made from investment property when there is a change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. These transfers are recorded using the carrying amount of the investment property at the date of the change in use.

Gains or losses resulting from the sale of an investment property are recognized in the statement of income.

Investment property is derecognized upon disposal or when permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gain or loss on the retirement or disposal of an investment property is recognized in the statement of income in the year of retirement or disposal.

Computer Software

Computer software included as part of "Other noncurrent assets" is initially recognized at cost. Following initial recognition, computer software is carried at cost, less accumulated amortization and any accumulated impairment in value.

Computer software is amortized on a straight-line basis over its estimated useful economic life of three (3) years to five (5) years and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortization commences when the computer software is available for use. The period and method of amortization for the computer software are reviewed at each end of the reporting period. Changes in the estimated useful life is accounted for by changing the amortization period or method, as appropriate, and treated as changes in accounting estimates. The amortization expense is recognized in the statement of income in the expense category consistent with the function of the computer software.

Impairment of Property and Equipment, Investment Properties and Computer Software

The Club assesses at each reporting date whether there is an indication that a nonfinancial asset may be impaired. If any such indication exists, the Club makes a formal estimate of recoverable amount. The nonfinancial asset's estimated recoverable amount is the higher of the asset's or cash-generating unit's fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other nonfinancial assets or group of nonfinancial assets, in which case the recoverable amount is assessed as part of the cash generating unit to which it belongs. Where the carrying amount of the nonfinancial asset exceeds its estimated recoverable amount, the nonfinancial asset is considered impaired and is written down to its estimated recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the nonfinancial asset. Fair value less costs to sell is the amount obtainable from the sale of the nonfinancial asset or cash-generating unit in an arm's-length transaction, adjusted for incremental costs that would be directly attributable to the disposal of the nonfinancial asset.

Impairment losses are recognized in the statement of income in those expense categories consistent with the function of the impaired nonfinancial asset.

An assessment is made at each reporting date as to whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If such indication exists, the recoverable amount is estimated. A previously recognized impairment loss is reversed only if there has been a change in the estimates used to determine the nonfinancial asset's recoverable amount since the last impairment loss was recognized. If that is the case, the carrying amount of the asset is increased to its estimated recoverable amount. That increased amount cannot exceed the carrying amount that would have been determined had no impairment loss been recognized for the asset in prior years. Such reversal is recognized in the statement of income.

Capital Stock
Capital stock is measured at par value for all shares issued. Amount of contribution in excess of par value is accounted for as "Contributions in excess of par value". Contribution in excess of par value also arises from additional capital contribution from the members.

Accumulated Excess of Revenue Over Expenses
Accumulated excess of revenue over expenses represents accumulated net profits (losses).

Revenue from Contracts with Customers
Revenue from contracts with customers is recognized when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Club expects to be entitled in exchange for those goods or services. The Club has generally concluded that it is the principal in its revenue arrangements, except for the concessionaire services, because it typically controls the goods or services before transferring them to the customer.

The following are the Club's performance obligations:

Membership Dues
Membership dues pertains to monthly member's dues and administration fee charged to the Club's members and past Club presidents, respectively. Revenues are recognized over time when membership dues are due and demandable, net of any discount. Any advance payments are recorded under "Contract liabilities" account in the statement of financial position.

(i) Variable Consideration

a. Discount on annual dues are provided to the members when they pay the annual dues in advance. The discount is equivalent to one-month membership dues and is presented as a reduction to the revenue recognized.

b. Discount on prompt payments are provided to members when they pay their account balance in full within one month after billing. To estimate the variable consideration for the expected discount on prompt payments, the Club applies the most likely amount.

Sports and Recreation
Sports and recreation pertain to fees charged for use of the Club's golf and swimming pool facilities. This also includes the service fee charged for every play of golf. Revenues are recognized overtime when the related services have been rendered.

Assessment for Road Maintenance
Assessment for road maintenance is income generated from the use of the Club's main road, Don Celso S. Tuason Avenue. Revenues are recognized overtime when the related services have been rendered.

Corporate Services
Corporate services pertain to fees charged by the Club for processing members transactions. This includes transfer fees and service charge on playing guests. Transfer fees are transaction fees for transfers of members shares of stocks. Service charges on playing guests are transaction fees or cash requirements in order to process the Club's playing rights to outside individuals. Revenues are recognized overtime when the related services have been rendered.

Concession Fees
Concession fees pertains to a fee charged by the Club to its concessionaires in exchange for the right granted to the later to render food and beverage services and sale of goods to its members and guests. The amount of the commission income is based on the terms of the concessionaires' agreements. The Club acts as an agent on its concession agreements since it does not have control over the specified goods or services that will be delivered by the concessionaires to the Club's members and guests. Revenues are recognized at a point in time when the concessionaire has delivered the goods to the members and guests and the related services have been rendered.

Revenue from Special Events
Revenue from special events pertains to fees charged for golf tournaments and Club's social events. Revenue is recognized overtime upon occurrence of the event.

Patronage Fees
Patronage fees are consumables that members are entitled to for the consumption of food provided by the Club's concessionaire. Revenue are recognized at a point in time upon determination of the expired and unconsumed portion of the minimum required purchase of food and beverage, subject to the Club's policy. Any advance payments are recorded under "Contract liabilities" account in the statement of financial position.

Sale of Properties
Revenue from sale of properties are recognized at the point in time when control of the asset is transferred to the customer. The Club considers whether there are other promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated. In determining the transaction price for the sale of properties, the Club considers the effects of variable consideration, the existence of significant financing components, non-cash consideration, and consideration payable to the customer (if any).

Surcharge on Past Due Accounts
Surcharge on past due accounts are penalties charged to members with delinquent accounts for over 45 days from the cut-off date of the statement of account until the account is paid in full. Revenues are recognized at a point in time upon collection of the amount charged to the member for delayed payment.

<u>Contract Balances</u>
Receivables
A receivable represents the Club's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due).

Contract assets
A contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Club performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognized for the earned consideration that is conditional.

Contract liabilities
A contract liability is the obligation to transfer goods or services to a customer for which the Club has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Club transfers goods or services to the customer, a contract liability is recognized when the payment is made, or the payment is due (whichever is earlier). Contract liabilities are recognized as revenue when the Club performs under the contract.

Interest Income
Interest is recognized as income when it accrues, taking into account the effective yield on the asset.

Cost and Expenses
Cost and expenses are decreases in economic benefits during the accounting period in the form of outflows or decreases of assets or incurrence of liabilities that result in decreases in equity, other than those relating to distributions to equity participants. Cost and expenses are recognized when incurred.

Leases
Determination of Whether an Arrangement Contains a Lease
The Club assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Club as a Lessor
Leases in which the Club does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income is accounted for on a straight-line basis over the lease terms and is included in the statement of income due to its operating nature. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognized over the lease term on the same basis as rental income. Contingent rents are recognized as revenue in the period in which they are earned.

Retirement Benefit Obligation
Defined Benefit Plan
The net defined benefit liability or asset is the aggregate of the present value of the defined benefit obligation at the end of the financial reporting period reduced by the fair value of plan assets (if any), adjusted for any effect of limiting a net defined benefit asset to the asset ceiling. The asset ceiling is the present value of any economic benefits available in the form of refunds from the plan or reductions in future contributions to the plan.

The cost of providing benefits under the defined benefit plans is actuarially determined using the projected unit credit method.

Defined benefit costs comprise the following:

- Service cost
- Net interest on the net defined benefit liability or asset
- Re-measurements of net defined benefit liability or asset

Service costs which include current service costs, past service costs and gains or losses on non-routine settlements are recognized as expense in statement of income. Past service costs are recognized when plan amendment or curtailment occurs. These amounts are calculated periodically by independent qualified actuaries.

Net interest on the net defined benefit liability or asset is the change during the period in the net defined benefit liability or asset that arises from the passage of time which is determined by applying the discount rate based on government bonds to the net defined benefit liability or asset. Net interest on the net defined benefit liability or asset is recognized as expense or income in statement of income.

Re-measurements comprising actuarial gains and losses, return on plan assets and any change in the effect of the asset ceiling (excluding net interest on defined benefit liability) are recognized immediately in OCI in the period in which they arise. Re-measurements are not reclassified to statement of income in subsequent periods.

Plan assets are assets that are held by a long-term employee benefit fund or qualifying insurance policies. Plan assets are not available to the creditors of the Club, nor can they be paid directly to the Club. Fair value of plan assets is based on market price information. When no market price is available, the fair value of plan assets is estimated by discounting expected future cash flows using a discount rate that reflects both the risk associated with the plan assets and the maturity or expected disposal date of those assets (or, if they have no maturity, the expected period until the settlement of the related obligations). If the fair value of the plan assets is higher than the present value of the defined benefit obligation, the measurement of the resulting defined benefit asset is limited to the present value of economic benefits available in the form of refunds from the plan or reductions in future contributions to the plan.

The Club's right to be reimbursed of some or all of the expenditure required to settle a defined benefit obligation is recognized as a separate asset at fair value when and only when reimbursement is virtually certain.

Taxes

Current Income Tax

Current income tax assets and liabilities for the current and the prior period are measured at the amount expected to be recovered from or paid to the taxation authority. The income tax rates and income tax laws used to compute the amount are those that are enacted or substantively enacted at the end of each financial reporting period.

Deferred Tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are recognized for all taxable temporary differences, except where the deferred tax liability arises from the initial recognition of goodwill or of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable income or loss.

Deferred tax assets are recognized for all deductible temporary differences, and the carryforward benefits of unused tax credits from excess minimum corporate income tax (MCIT) over regular corporate income tax (RCIT) and unused net operating loss carryover (NOLCO), to the extent that it is probable that sufficient future taxable profits will be available against which the deductible temporary differences and the carryforward benefits of unused tax credits and unused tax losses can be utilized except where the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable income or loss.

The carrying amount of deferred tax assets is reviewed at each end of reporting period and reduced to the extent that it is no longer probable that sufficient future taxable income will be available to allow all or part of the deferred tax asset to be utilized. Unrecognized deferred tax assets are reassessed at each end of reporting period and are recognized to the extent that it has become probable that sufficient future taxable income will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the income tax rates that are expected to apply to the year when the asset is realized or the liability is settled, based on income tax rates (and tax laws) that have been enacted or substantively enacted at the end of the reporting period. Deferred tax relating to items recognized directly in equity is recognized in equity and not in the statement of income.

The Club offsets deferred tax assets and deferred tax liabilities if and only if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities which intend either to settle current tax liabilities and assets on a net basis, or to realize the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

Value-added Tax (VAT)
Revenues, expenses, and assets are recognized net of the amount of VAT, if applicable.

When VAT from sales of goods and/or services (output VAT) exceeds VAT passed on from purchases of goods or services (input VAT), the excess is recognized as payable in the statement of financial position. When VAT passed on from purchases of goods or services (input VAT) exceeds VAT from sales of goods and/or services (output VAT), the excess is recognized as an asset in the statement of financial position to the extent of the recoverable amount.

For the non-VAT registered activities, the amount of VAT passed on from its purchase of goods or service is recognized as part of the cost of goods/asset acquired or as part of expense item, as applicable.

<u>Provisions</u>
Provisions are recognized when the Club has a present obligation (legal and constructive) as a result of a past event; it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are made by discounting the expected future cash flows at a pre-tax rate that reflects current market assessment of the time value of money and, where appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as an interest expense.

Where the Club expects a provision to be reimbursed, the reimbursement is recognized as a separate asset but only when the receipt of the reimbursement is virtually certain. The expense relating to any provision is presented in the statement of income, net of any reimbursement.

<u>Contingencies</u>
Contingent liabilities are not recognized in the financial statements. These are disclosed in the notes to financial statements unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent assets are not recognized in the financial statements but are disclosed in the notes to financial statements when an inflow of economic benefits is probable.

Events After the Reporting Date
Post year-end events that provide additional information about the Club's position at the reporting date (adjusting events) are reflected in the financial statements. Post year-end events that are not adjusting events are disclosed in the notes to financial statements when material.

3. Significant Accounting Judgments, Estimates, and Assumptions

The preparation and fair presentation of the accompanying financial statements in compliance with PFRSs requires management to make judgments and estimates that affect the amounts reported in the financial statements and the accompanying notes. The judgments and estimates used in the accompanying financial statements are based upon management's evaluation of relevant facts and circumstances as at the date of the financial statements. Future event may occur which will cause the assumptions used in arriving at the estimates to change. The effects of any change in estimate are reflected in the financial statements as they become reasonably determinable. Actual results could differ from such estimates.

Judgments and estimates are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstance.

Judgments
In the process of applying the Club's accounting policies, management has made the following judgments which have the most significant effect on the amounts recognized in the financial statements:

Revenue from contracts with customers
The Club applied the following judgement that significantly affect the determination of the amount of revenue from contracts with customers:

- *Principal versus agent considerations*
  The Club enters into contracts with its concessionaires to perform, on their behalf, sale of goods and services to its members. The Club determined that it does not control the goods before they are transferred to customers. The following factors indicate that the Club does not control the goods before they are being transferred to customers. Therefore, the Club determined that it is an agent in these contracts.
  - The Club is not primarily responsible for fulfilling the promise to provide the goods or services.
  - The Club's revenue is in the form of a fixed commission income as established in the concession contract with the concessionaires.
  - The Club does not have inventory risk before or after the goods has been transferred to the customer.
  - The Club has no discretion in establishing the price for the goods and services.

Operating Lease - Club as Lessor
The Club has entered into commercial property leases. The Club has determined, based on an evaluation of the terms and conditions of the arrangements, such as the lease term not constituting a major part of the economic life of the commercial property and the present value of the minimum lease payments not amounting to substantially all of the fair value of the commercial property, that it retains substantially all the risks and rewards incidental to ownership of these properties and accounts for the contracts as operating leases.

Rental income pertaining to these leases for the years ended June 30, 2023, 2022 and 2021 amounted to ₱22,701,459, ₱20,986,983, and ₱18,645,114 respectively (see Note 18).

Estimates and Assumptions
The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Estimation of Provision for ECLs of Trade and Other Receivables
The Club uses a provision matrix to calculate ECLs for its trade and other receivables. The provision rates are based on days past due of each member that have similar loss pattern. The provision matrix is initially based on the Club's historical observed default rates. The Club calibrates the matrix to adjust the historical credit loss experience with forward-looking information. For instance, if forecast economic conditions expected to deteriorate over the next year which can lead to an increased number of defaults in its members, the historical default rates are adjusted. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analyzed.

The assessment of the correlation between historical observed default rates, forecast economic conditions and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and of forecast economic conditions. The Club's historical credit loss experience and forecast of economic conditions may also not be representative of customer's actual default in the future.

Receivables from members that are considered as delinquent for a certain period and the amount due the Club has exceeded the credit limit of members as maybe fixed by the BOD from time to time shall be reported to the BOD and their shares of the juridical entities they represent shall thereafter be ordered sold by the BOD at auction to satisfy the claims of the Club as stated in the By-laws. It shall be absolutely prohibited to auction the share of a member whose overdue/delinquent account does not exceed such member's credit limit. As approved by the BOD, the members' credit limit shall be fixed at ₱50,000. A member may pay the overdue account at any time before the auction sale.

The carrying value of trade and other receivables amounted to ₱23,356,548 and ₱13,861,275 as at June 30, 2023 and 2022, respectively. Allowance for ECL amounted to ₱1,725,845 as at June 30, 2023 and 2022 (see Note 5).

Estimation of Useful Lives of Property and Equipment and Investment Properties
The Club estimates the useful lives of property and equipment and investment properties based on the period over which the Club's property and equipment and investment properties are expected to be available for use. The estimated useful lives of property and equipment and investment properties are reviewed periodically and updated if expectations differ from previous estimates due to physical wear and tear, technical or commercial obsolescence and legal or other limits on the use of these assets. In addition, the Club's estimation of the useful lives of property and equipment and investment properties are based on collective assessment of industry practice, internal technical evaluation and experience with similar assets. It is possible that the future results of operations could be materially affected by changes in estimates brought about by changes in factors mentioned above.

As at June 30, 2023 and 2022, there were no changes made in the estimated useful lives of the Club's property and equipment and investment properties. The carrying amount of property and equipment as at June 30, 2023 and 2022 amounted to ₱255,476,745 and ₱238,125,202, respectively (see Note 7). The carrying amount of investment properties as at June 30, 2023 and 2022 amounted to ₱85,616 and ₱123,880, respectively (see Note 8).

Determining Retirement Benefit Costs
The cost of defined benefit pension plans and the present value of the pension obligation are determined using actuarial valuation. The actuarial valuation involves making various assumptions. These include the determination of the discount rates, future salary increases, turnover rate and future pension increases. Due to the complexity of the valuation, the underlying assumptions and its long-term nature, defined benefit obligations are highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date. In determining the appropriate discount rate, management considers the market yields on Philippine government bonds with terms consistent with the expected employee benefit payout as at end of the reporting periods.

The mortality rate is based on publicly available mortality tables and is modified accordingly with estimates of mortality improvements. Future salary increases and pension increases are based on expected future inflation rates for the Philippines.

Retirement benefit obligation amounted to ₱8,266,671 and ₱7,614,418 as at June 30, 2023 and 2022, respectively (see Note 24).

Assessing Recoverability of Deferred Tax Assets
The Club reviews the carrying amounts of deferred tax assets at each reporting date and reduced the amounts to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax assets to be utilized. However, there is no assurance that the Club can generate sufficient taxable profit to allow all or part of its deferred taxable assets to be utilized.

The Club's deferred tax assets amounted to ₱1,498,560 and ₱165,976 as at June 30, 2023 and 2022, respectively (see Note 22).

Temporary deductible differences for which no deferred tax asset was recognized amounted to ₱10,459,972 and ₱11,326,079 as at June 30, 2023 and 2022, respectively (see Note 22).

Provisions and Contingencies
The Club is currently involved in various legal proceedings. The estimate of the probable costs for the resolution of these claims has been developed in consultation with its counsel handling the defense in these matters and is based upon an analysis of potential results. In the opinion of management and its legal counsel, the eventual liability under these lawsuits or claims, if any, will not have a material or adverse effect on the Club's financial position and results of operations. It is possible, however, that the future results of operations could be materially affected by changes in the estimates or in the effectiveness of the strategies relating to these proceedings.

The Club has provision for probable claims amounting to ₱7,268,575 and ₱5,668,575 as at June 30, 2023 and 2022, respectively (see Note 14).

4. Cash and Cash Equivalents

	2023	2022
Cash on hand	**₱185,000**	₱120,000
Cash in banks	**70,081,957**	28,534,761
Cash equivalents	**12,143,249**	22,492,520
	₱82,410,206	₱51,147,281

Cash on hand consists of fund for daily operating expenses and undeposited collections. Cash in banks earn interest at the respective bank deposit rates. Cash equivalents are short term deposits made for varying periods of up to three (3) months and earns interest at the respective short-term deposit rates.

Interest income earned amounted to ₱598,227, ₱115,863 and ₱111,387 for the years ended June 30, 2023, 2022 and 2021, respectively.

5. Trade and Other Receivables

	2023	2022
Members	**₱17,134,348**	₱9,806,531
Others	**7,948,045**	5,780,589
	25,082,393	15,587,120
Less allowance for ECL	**1,725,845**	1,725,845
	₱23,356,548	₱13,861,275

Receivables from members, which are due 30 days after billing date, are noninterest-bearing and constitute a lien on the members' shares.

Other receivables consist mainly of the share of the concessionaires and maintenance provider for the security services and electricity of the access roads around the Club, advances made to officers and employees and receivables from concessionaires and various organizations which are settled within 30-90 days' term.

As at June 30, 2023, and 2022, the aging analysis of trade and other receivables are as follows:

	2023	2022
Not more than 30 days outstanding	**₱15,987,821**	₱6,389,614
Beyond 30 days outstanding:		
31-60 days	**4,904,098**	488,819
61-90 days	**771,335**	509,386
Over 90 days	**3,419,139**	8,199,301
	₱25,082,393	₱15,587,120

The movements in allowance for ECLs are as follows:

	2023	2022
Balances at beginning of year	**₱1,725,845**	₱2,030,111
Provision (Note 20)	–	614,492
Reversal	–	(918,758)
Balances at end of year	**₱1,725,845**	₱1,725,845

6. **Other Current Assets**

	2023	2022
Supplies inventory at NRV	**₱2,675,839**	₱3,788,106
Prepayments	**2,586,037**	2,585,721
Creditable withholding tax (CWT)	**710,716**	883,019
Others	**3,202,743**	1,867,876
	₱9,175,335	₱9,124,722

Supplies inventory include gasoline and oil stocks, grounds materials, office, shop and maintenance supplies and construction materials.

Prepayments pertain to prepaid taxes and licenses, prepaid medical expenses and prepaid insurance premiums.

CWTs are amounts withheld from income subject to expanded withholding taxes. CWTs can be utilized as payment for income taxes provided that these are properly supported by certificates of creditable tax withheld at source subject to the rules on Philippine income taxation. CWTs which are claimed against the income tax due, represents excess of the tax payable and carried over in the succeeding period for the same purpose.

Others pertain to advances on purchases and deferred input VAT.

The Club's allowance for inventory obsolescence amounted to ₱52,271 and nil as at June 30, 2023 and 2022.

7. Property and Equipment

2023

	Land	Land Improvements	Building and Structures	Ground Tools and Service Machinery and Equipment	Furniture, Fixtures and Equipment	Transportation Equipment	Construction In Progress	Total
Cost:								
Balances at beginning of year	₱9,400,307	₱319,593,027	₱68,129,272	₱43,059,450	₱5,239,708	₱31,083,817	₱32,884,836	₱509,390,417
Additions	–	–	679,427	6,501,181	–	6,000,000	24,938,911	38,119,519
Disposals	(70,844)	(66,138)	–	(2,088,748)	(177,080)	(1,457,947)	–	(3,860,757)
Transfer	–	6,062,012	47,184,484	–	–	–	(53,246,496)	–
Balances at end of year	9,329,463	325,588,901	115,993,183	47,471,883	5,062,628	35,625,870	4,577,251	543,649,179
Accumulated depreciation:								
Balances at beginning of year	–	168,894,624	39,806,380	32,270,754	5,239,495	25,053,962	–	271,265,215
Depreciation (Notes 19 and 20)	–	9,615,880	2,543,835	4,486,823	–	3,990,067	–	20,636,605
Disposals	–	(66,138)	–	(2,028,221)	(177,080)	(1,457,947)	–	(3,729,386)
Balances at end of year	–	178,444,366	42,350,215	34,729,356	5,062,415	27,586,082	–	288,172,434
Net book values	₱9,329,463	₱147,144,535	₱73,642,968	₱12,742,527	₱213	₱8,039,788	₱4,577,251	₱255,476,745

2022

	Land	Land Improvements	Building and Structures	Ground Tools and Service Machinery and Equipment	Furniture, Fixtures and Equipment	Transportation Equipment	Construction In Progress	Total
Cost:								
Balances at beginning of year	₱9,400,307	₱319,277,831	₱57,488,137	₱37,266,003	₱5,333,006	₱32,494,648	₱9,827,400	₱471,087,332
Additions	–	315,196	491,970	6,936,379	–	868,000	37,260,524	45,872,069
Disposals	–	–	(4,053,923)	(1,142,932)	(93,298)	(2,278,831)	–	(7,568,984)
Transfers	–	–	14,203,088	–	–	–	(14,203,088)	–
Balances at end of year	9,400,307	319,593,027	68,129,272	43,059,450	5,239,708	31,083,817	32,884,836	509,390,417
Accumulated depreciation:								
Balances at beginning of year	–	156,510,389	41,741,070	29,314,436	5,332,793	22,803,597	–	255,702,285
Depreciation (Notes 19 and 20)	–	12,384,235	2,119,233	4,099,250	–	4,529,196	–	23,131,914
Disposals	–	–	(4,053,923)	(1,142,932)	(93,298)	(2,278,831)	–	(7,568,984)
Balances at end of year	–	168,894,624	39,806,380	32,270,754	5,239,495	25,053,962	–	271,265,215
Net book values	₱9,400,307	₱150,698,403	₱28,322,892	₱10,788,696	₱213	₱6,029,855	₱32,884,836	₱238,125,202

The Club opened an auction sale of various fixed assets. Proceeds and gain from the sale of these fully depreciated property and equipment amounted to ₱573,214, ₱371,572 and ₱2,250 in 2023, 2022, and 2021, respectively (see Note 16). In 2023, the Club also derecognized various property and equipment which resulted to a loss on derecognition amounting to ₱131,371.

The cost of fully depreciated property and equipment still used in operations amounted to ₱152,539,011 and ₱109,870,704 as at June 30, 2023 and 2022, respectively.

8. Investment Properties

	2023		
	Building	**Land**	**Total**
Cost:			
Balances at beginning and end of year	**₱53,718,366**	**₱73,562**	**₱53,791,928**
Accumulated depreciation:			
Balances at beginning of year	**53,668,048**	**–**	**53,668,048**
Depreciation (Notes 19 and 20)	**38,264**	**–**	**38,264**
Balances at end of year	**53,706,312**	**–**	**53,706,312**
Net book values	**₱12,054**	**₱73,562**	**₱85,616**

	2022		
	Building	Land	Total
Cost:			
Balances at beginning and end of year	₱53,718,366	₱73,562	₱53,791,928
Accumulated depreciation:			
Balances at beginning of year	53,577,363	–	53,577,363
Depreciation (Notes 19 and 20)	90,685	–	90,685
Balances at end of year	53,668,048	–	53,668,048
Net book values	₱50,318	₱73,562	₱123,880

Based on the appraisal report submitted by Top Consult, Inc., independent appraiser, dated July 1, 2023, the fair value of the land with aggregate land area of 9,407 sqm. and building with total floor area of 2,271 sqm., amounted to ₱145,380,600 and ₱27,972,000, respectively.

Based on the appraisal report submitted by Top Consult, Inc., independent appraiser, dated July 7, 2022, the fair value of the land with aggregate land area of 9,407 sqm. and building with total floor area of 2,271 sqm., amounted to ₱141,227,700 and ₱30,526,000, respectively.

Rental income earned from investment property amounted to ₱305,404 in 2023, 2022 and 2021 (see Note 18). Direct expenses related to investment properties consist mainly of depreciation amounting to ₱38,264, ₱90,685 and ₱134,488 in 2023, 2022 and 2021, respectively.

9. Trust Fund and Debt Instrument at FVTPL

Pursuant to the resolution passed by the members on September 12, 1982 and as provided for in the Club's by laws, the trust fund committee is empowered to invest the Valley Golf Trust Fund, which in no case shall be less than the original amount of ₱3,500,000, in leading universal banks in the Philippines.

The members' resolution further states that all proceeds from future sale of shares and real property, including all amortizations due on the sale of shares previously sold, shall accrue to the trust fund and that 85% of the interest income of the fund shall be made available for the maintenance and repair of the golf course. The remaining 15% of said interest income shall accrue to and form part of the fund.

On May 21, 1989, the members' resolution was amended stating that, "the proceeds of the sale of any real property of the Club or shares of stock to be used for capital expenditure and other infrastructure project shall not form part of the Valley Golf Trust Fund. However, any excess thereof shall form part of the Valley Golf Trust Fund".

On February 19, 2021, the Club invested a total of ₱14,799,569 in UITF. The investment consists of the Club's trust fund, originally invested in time deposits, amounting to ₱4,799,569 and additional investment amounting to ₱10,000,000.

The Club's debt instruments at FVTPL as at June 30, 2023 and 2022 are as follows:

	2023	2022
Current asset		
Debt instrument at FVTPL	**₱10,387,218**	₱10,120,765
Noncurrent asset		
Trust fund	**4,984,096**	4,856,245
	₱15,371,314	₱14,977,010

Movement in debt instruments at FVTPL are as follows:

	2023	2022
Beginning balance	**₱10,120,765**	₱10,024,917
Changes in fair value	**266,453**	95,848
Ending balance	**₱10,387,218**	₱10,120,765

Movement in trust fund are as follows:

	2023	2022
Beginning balance	**₱4,856,245**	₱4,811,529
Changes in fair value	**127,851**	44,716
Ending balance	**₱4,984,096**	₱4,856,245

The valuation gains due to changes in fair value as of June 30, 2023 and 2022 are allocated as follows:

	2023	2022
Beginning balance	**₱177,441**	₱36,877
Changes in fair value during the year:		
Debt instrument at FVTPL	**266,453**	95,848
Trust fund	**127,851**	44,716
	394,304	140,564
Ending balance	**₱571,745**	₱177,441

Interest income recognized and realized for the trust fund amounted to nil, nil and ₱6,345 for the years ended June 30, 2023, 2022 and 2021, respectively.

10. Other Noncurrent Assets

	2023	2022
Computer software	**₱1,461,242**	₱1,403,419
Refundable deposit	**1,425,516**	749,297
Advances to suppliers and contractors	**2,197,402**	52,000
	₱5,084,160	₱2,204,716

Refundable deposit pertains to deposits to utility companies.

Computer software includes the Club's in-house developed intangible assets.

Advances to suppliers and contractors relate to purchase of various equipment and advance payments on upcoming construction projects.

The movement of computer software is as follows:

	2023	2022
Cost:		
Balance at beginning and end of year	**₱4,188,503**	₱3,545,646
Additions	**350,000**	642,857
Balance at end of year	**4,538,503**	4,188,503
Accumulated amortization:		
Balance at beginning of year	**2,785,084**	2,589,818
Amortization (Notes 19 and 20)	**292,177**	195,266
Balance at end of year	**3,077,261**	2,785,084
Net book value	**₱1,461,242**	₱1,403,419

11. Trade and Other Payables

	2023	2022
Trade	**₱14,123,377**	₱6,403,255
Accrued expenses	**9,652,000**	5,349,972
Organizations and cooperative	**17,297,531**	7,467,580
Concessionaires	**4,490,102**	2,503,394
VAT payable	**4,723,062**	821,765
Others	**1,474,637**	1,246,589
	₱51,760,709	₱23,792,555

Trade payables are unsecured, noninterest-bearing and are payable to suppliers within 30 days.

Accrued expenses are obligations on the basis of normal credit terms and do not bear interest. These pertain to accruals made for outside services, utilities and other various accruals. These are normally settled within the next financial year.

Organizations and cooperative include payments for loans and advances by the employees to be remitted to the association, and payables to golf associations and other organizations. These are normally settled within the next financial year.

Concessionaires pertains to collections received by the Club for and on behalf of the concessionaires.

Other payables mainly consist of withholding tax payables and tournament deposits.

12. Members' Deposits and Others

	2023	2022
Cash deposits	**₱13,060,450**	₱10,330,000
Due to former members	**6,151,781**	7,642,338
Security deposit	**264,859**	265,365
	₱19,477,090	₱18,237,703

Cash deposit pertains to deposits made by playing guests. Any unpaid liabilities will be deducted from this account and the excess will be refunded upon resignation of the playing guest.

Due to former members consist mainly of proceeds from auction sale of shares, payable to former members and other advance payments made by them.

Security deposit pertains to various deposits received by the Club from its concessionaires and lessee and is to be refunded at the end of their respective agreements.

13. **Contract Liabilities**

	2023	2022
Membership dues paid in advance (Note 16)	**₱8,459,000**	₱9,950,500
Right-of-way fees paid in advance	**539,134**	–
Green fee coupons	**388,679**	1,246,664
Tournament deposit	**232,189**	160,009
Others	**90,294**	49,412
	₱9,709,296	₱11,406,585

Membership dues paid in advance represents advance collection of monthly membership dues which are applied in the next financial year.

Right-of-way fees paid in advance represents advance collection on the long-tern agreements with various companies and individuals for the use of the Club's road. The deferred income on these advance collections is recognized as follows:

	2023
Right-of-way fees paid in advance	**₱5,236,883**
Less current portion	**539,134**
Noncurrent portion	**₱4,697,749**

Green fee coupons are issued to Freeport Elite Resorts, Inc. which operates a driving range facility within the Club at a discounted price. The coupons are issued at different prices. These coupons are then sold to Korean guests of the Club also at a discounted price.

Tournament deposits pertains to advance payments of the Club's members made for an upcoming golf tournament.

Others pertains to the advance payments of the members for dues and fees, and for golf cart storage and locker rentals.

14. **Provision for Probable Claims**

Movements in this account are as follows:

	2023	2022
Balances at beginning of year	**₱5,668,575**	₱5,668,575
Addition	**1,600,000**	–
Balances at end of year	**₱7,268,575**	₱5,668,575

Provision for probable claims pertains to the estimated liability to resolve various probable claims against the Club. The information usually required by PAS 37, *Provisions, Contingent Liabilities and Contingent Assets*, is not disclosed on the grounds that it can be expected to prejudice the outcome of these claims.

On July 21, 2023, the Club paid ₱1,600,000 to the heirs of a former stockholder for the full and final settlement of the case filed by the former stockholder against the Club.

15. **Members' Equity**

Capital Stock

Details of the Club's common shares as of June 30, 2023 and 2022 are as follows:

	Shares
Common shares - ₱9,000 par value	
Authorized shares	1,800
Issued	1,594

Accumulated Excess of Revenues Over Expenses

	2023	2022
Accumulated excess of revenues over expenses	**₱76,544,794**	₱47,257,893
Other comprehensive loss (Note 24):		
Item not to be reclassified into profit or loss in subsequent periods:		
Beginning balance	**(1,665,000)**	1,027,482
Re-measurement losses on defined benefit obligation	**(796,815)**	(2,692,482)
Ending balance	**(2,461,815)**	(1,665,000)
Total	**₱74,082,979**	₱45,592,893

16. **Revenue from Contracts with Customers**

The table below presents the disaggregation of the Club's revenue from contracts with customers:

	2023	2022	2021
Nature of services			
Membership dues	**₱70,791,176**	₱57,423,318	₱53,934,260
Sports and recreation	**33,147,816**	19,459,569	11,358,990
Corporate services	**30,919,171**	22,561,454	19,777,872
Assessment for road maintenance	**28,335,713**	23,706,765	23,288,728
Revenue from special events	**25,192,101**	2,364,767	1,802,900
Concessionaires' fee (Note 17)	**7,393,161**	3,493,824	2,412,288
Patronage fees	**3,540,265**	3,952,245	3,885,024
Surcharge	**864,988**	768,108	729,074
Sale of properties (Note 7)	**573,214**	371,572	2,250
Others	**6,791,632**	7,083,730	4,971,655
	₱207,549,237	₱141,185,352	₱122,163,041

	2023	2022	2021
Timing of revenue recognition			
Services transferred overtime	**₱195,177,609**	₱132,599,603	₱115,134,405
Goods transferred at a point in time	**12,371,628**	8,585,749	7,028,636
	₱207,549,237	₱141,185,352	₱122,163,041

Membership dues and assessments are collected by the Club from its members primarily to cover expenses related to the maintenance and, for that matter, are utilized for improvements in the Club's facilities. The collection of these dues and assessments does not arise from any sale of goods or services but are imposed to cover and defray necessary expenses related to the maintenance of, and improvements in, the Club's facilities and as such, no part of the Club's income inures to the benefit of any of its members.

Member's dues paid in advance by its existing members amounted to ₱8,459,000 and ₱9,950,500 as at June 30, 2023 and 2022, respectively. Members' dues paid in advance is considered as a contract liability of the Club to its members.

Patronage fees are monthly consumables that members are entitled for the consumption of food and beverage provided by the Club's concessionaires that has expired and unconsumed.

Assessment for road maintenance are toll fees charged by the Club to users of the Club's main road, Don Celso S. Tuason Avenue, a specified fix rate is charged for different type of motor vehicles and fees earned for 10-year period right of way agreement from third parties

Sports and recreation arise from green fees which are generated from the use of the Club's golf courses. The Club has two golf courses: the North and South course. Both courses are accessible only to members and their guests.

Revenue from special events are fees charged to the Club's members for golf tournaments held at the Club. This also includes assessment fees to the Club's members for Club's social events.

Surcharge are penalties charged to members with delinquent accounts for over 45 days from the cut-off date of the statement of account. A surcharge of 5% shall be imposed on any account that remains delinquent including interest of 1% a month until the account is paid in full.

Others pertains to income earned by the Club from corkage, commission on art display and sale of scraps.

17. Concessionaires' Fees

	2023	2022	2021
Food and beverage services	**₱5,875,815**	₱2,266,505	₱1,434,859
Retail services	**1,517,346**	1,227,319	977,429
	₱7,393,161	₱3,493,824	₱2,412,288

Concession agreements entered into by the Club are shown below:

<u>Food and Beverage Services</u>

a) Doturak International Group, Inc. (DIGI), a local food concessionaire, and the Club entered into a concession agreement whereby DIGI manages the food and beverage operations of the Club at the Tee House. The agreement provides that the concessionaire shall pay a basic minimum rental of ₱40,000 or 5% of the gross sales per month inclusive of VAT for the duration of the COVID pandemic situation, whichever is higher. Beginning on the first day of the month following the government announcement of the liftings of all alert levels in Rizal province or the gross sale reaching ₱2,000,000 a month whichever comes first, DIGI shall pay a concession fee of 10% plus VAT or ₱40,000, whichever is higher. The agreement is for a period of five (5) years starting

January 1, 2021 (the “Initial Term”) renewable for another two (2) years at the option of DIGI (the “Extended Term”). The agreement may be renewed or extended at the end of the initial and extended terms as the parties may mutually agree upon. Upon execution of the agreement, DIGI agrees to provide for a ₱240,000 refundable security deposit.

The concessionaire fee recognized from DIGI amounted to ₱994,571, ₱501,191 and ₱229,462 in 2023, 2022 and 2021, respectively.

b) Golf Kitchen OPC (GKO), a local food concessionaire, and the Club entered into a concession agreement whereby GKO manages the food and beverage operations of the Club located at the Main Clubhouse. The agreement also provides that the concessionaire shall pay a fee of 5% of its monthly gross sales exclusive of VAT during the period of pandemic. After the COVID-19 pandemic, once the gross sale reaches ₱2,000,000, GKO shall pay 10% of the gross sales per month exclusive of VAT. Upon signing of the contract, GKO shall be required to remit refundable security deposit in the amount of ₱500,000. The agreement is for a period of three (3) years from November 1, 2021 until October 31, 2024 subject to renewal upon mutual agreement of both parties.

   The concessionaire fee recognized from GKO amounted to ₱2,419,996 and ₱780,574 in 2023 and 2022, respectively.

c) New Mandarin Sky Food Group, Inc. (NMSFGI), a local food concessionaire, and the Club entered into a concession agreement whereby NMSFGI manages the food and beverage operations of the Club located at the North Clubhouse. The agreement also provides that the concessionaire shall pay a fee of 10% of its monthly gross sales exclusive of VAT. The agreement is for a period of five (5) years from October 1, 2022 until September 30, 2027 subject to renewal upon mutual agreement of both parties.

   The concessionaire fee recognized from NMSFGI amounted to ₱2,461,248 in 2023.

d) Jay-j’s Food Management, Inc. (JFMI), a local food concessionaire and the Club entered into a concession agreement whereby JFMI manages the food and beverage operations of the Club located at the North Clubhouse. The agreement also provides that th3e concessionaire shall pay a fee of 7% plus VAT of the monthly gross sales including special functions contracted for the members and guest and to purchase one (1) share of stock. The share of stock is pledged to the Club which serves as a security deposit to answer for any damages or expenses incurred. The agreement is for a period of three (3) years from August 1, 2016 up to July 31, 2019. On June 15, 2019, the contract was extended for a period of three (3) months, starting from August 1, 2019 up to October 31, 2019. The contract was further extended for short-term periods until July 31, 2020. On July 18, 2020, the BOD approved the contract extension for three (3) months after the end of the community quarantine. In December 2020, the contract was expanded, on a temporary basis, to include the Main Clubhouse starting January 1, 2021 until such time a new concessionaire for the main clubhouse is engaged. On May 28, 2022, the BOD approved the recommendation of the House Committee not to renew JFMI’s contract as a concessionaire at the North Clubhouse. On May 31, 2022, the BOD released a formal notice of termination for the main clubhouse concession effective July 31, 2022.

   The concessionaire fee recognized from JFMI amounted to nil, ₱984,740 and ₱760,125 in 2023, 2022 and 2021, respectively.

e) Anix's House of Kare-kare (AHK), a local food concessionaire, and the Club entered into a concession agreement whereby AHK manages the food and beverage operations of the Club at Main Clubhouse. The agreement also provides that the concessionaire shall pay a fee of 7% plus VAT of the monthly gross sales for the first six (6) months of operations and 10% plus VAT of the monthly gross sales for the succeeding months or ₱100,000 whichever is higher including catering services contracted for the members and guest and to purchase one (1) share of stock. The share of stock is pledged to the Club which serves as a security deposit to answer for any damages or expenses incurred. The agreement is for a period of three (3) years from January 20, 2017 up to January 19, 2020, subject to renewal at the option of the Club under such terms and conditions to be mutually agreed by the parties. The agreement was extended on January 20, 2020 until June 30, 2020. On July 18, 2020, the BOD approved the contract extension for three (3) months after the end of the community quarantine. The contract was further extended to last until December 22, 2020 and was not renewed subsequently. This extension revised the concessionaire fee to 7% plus VAT of the monthly gross sales.

The concessionaire fee recognized from AHK amounted to nil, nil and ₱445,272 in 2023, 2022 and 2021, respectively.

Retail Shop

Pacsport Phils, Inc. was awarded the concession to operate a retail sales outlet, inside the Clubhouse to serve the members, guests and dependents, exclusively. In consideration for operating the outlet, the Club charges a basic minimum monthly concession fee of ₱65,000 or 15% of their gross sales per month inclusive of VAT, whichever is higher. The agreement is for a period of two (2) years from March 15, 2016 up to May 14, 2018.

On July 9, 2018, the contract was renewed and shall be effective for a period of two (2) years, starting from March 15, 2018 up to May 14, 2020. The contract provides that the concessionaire shall pay a fee of ₱70,000 or 15% of their gross sales per month inclusive of value added tax, whichever is higher. The agreement was extended on January 1, 2021 until December 31, 2023 with the same terms, subject to renewal upon mutual agreement of both parties.

The concessionaire fees from Pacsport Phils, Inc. amounted to ₱1,517,346, ₱1,227,319 and ₱977,429 in 2023, 2022 and 2021, respectively.

18. Rentals

	2023	2022	2021
Golf cart rental	**₱13,034,934**	₱14,900,957	₱13,720,361
Golf cart storage	**5,961,189**	3,789,831	3,220,457
Venue and room fee	**1,563,304**	414,361	–
Locker rental	**1,023,725**	920,084	891,391
Driving range	**506,646**	505,961	505,961
Communication cell site (Note 8)	**305,404**	305,404	305,404
Pull-cart rental	–	385	1,540
Others	**306,257**	150,000	–
	₱22,701,459	₱20,986,983	₱18,645,114

Golf carts, pull carts, and lockers pertain to rental fees charged to members and guests. The Club provides for pull carts to its members and guests in exchange for a rental fee for every play of golf. However, the players may opt to rent a golf cart instead, thus, the pull cart fee will be waived. Rentals of golf carts and lockers are for the use of the golf carts provided by the Club for its members. Rentals of lockers are for the use of the Club's locker rooms.

Golf cart storage pertains to rental fees charged to members for keeping the golf carts in reserve within the Club's premises.

On September 16, 2016, the Club entered into a Build-Lease-Transfer agreement with a third party to construct a Double Deck Driving Range with amenities located at the north course. The agreement includes a lease term of fifteen (15) years which commenced on July 8, 2017. The lessee shall pay a monthly lease of ₱25,000, inclusive of VAT, subject to a 10% escalation starting on the third (3rd) year. As part of the agreement, the lessee shall pay ₱450,000 representing one (1) year advance rental and six (6) months security deposits.

The future minimum rental commitment under this operating lease as at June 30, 2023, 2022 and 2021 are as follows:

	2023	2022	2021
Within one (1) year	**₱507,351**	₱451,670	₱457,612
More than one (1) year but not more than five (5) years	**3,037,154**	2,587,999	2,586,579
More than five (5) years	**1,023,041**	2,079,490	2,597,942
	₱4,567,546	₱5,119,159	₱5,642,133

The excess of principal amount of the refundable security deposits over its fair value, at inception date of operating lease, is presented under "Other noncurrent liabilities" amounting to ₱109,803 and ₱123,528 as at June 30, 2023 and 2022, respectively. The current portion under "Trade and other payables" amounted to ₱82,350 and ₱68,625 as of June 30, 2023 and 2022, respectively. Straight-line amortization of deferred rent amounted to ₱13,725 for the years ended June 30, 2023 and 2022.

The Club leases the north clubhouse's rooftop to a local telecommunications company to be used as a cell site under certain conditions. Monthly rental amounts to ₱15,000, subject to a 4.5% escalation starting on the fourth (4) year. The lease period is from October 1, 2007 to September 30, 2017, renewable for a period to be mutually agreed upon by the parties. The contract was renewed in 2017 for a period of 10 years which took effectivity on October 1, 2017 and expiring on September 30, 2027. The lessee shall pay ₱23,197, inclusive of VAT, subject to a 4.5% escalation starting on the second year of the new lease period.

The future minimum lease commitment under this operating lease as at June 30, 2023, 2022 and 2021 are as follows:

	2023	2022	2021
Within one (1) year	**₱305,404**	₱305,404	₱305,404
More than one (1) year but not more than five (5) years	**992,563**	1,297,967	1,527,020
More than five (5) years	**–**	–	76,351
	₱1,297,967	₱1,603,371	₱1,908,775

Others pertain to rental fees from the Club's housing and employee's canteen.

On March 31, 2022, the Club entered into a memorandum of conformity (MOC) with Globe Telecom Inc for the lease of Club's premises to be used as a cell sit under certain conditions. Monthly rental amounts to ₱25,000. The lease period is for a period of 10 years from January 1, 2022 to December 31, 2032 renewable for another 10 years.

The future minimum lease commitment under this operating lease as at June 30, 2023 are as follows:

	2023	2022
Within one (1) year	**₱267,857**	₱300,000
More than one (1) year but not more than five (5) years	**1,339,286**	1,500,000
More than five (5) years	**669,643**	1,050,000
	₱2,276,786	₱2,850,000

19. **Cost of Services**

	2023	2022	2021
Outside services	**₱57,386,637**	₱43,131,926	₱37,054,304
Personnel cost (Note 21)	**24,611,419**	21,289,117	20,859,157
Depreciation and amortization (Notes 7, 8, and 10)	**20,648,776**	23,061,566	23,177,151
Club events	**20,576,874**	1,394,951	1,802,900
Utilities	**17,555,083**	12,809,010	8,332,710
Supplies	**15,173,055**	19,027,951	8,645,016
Repairs and maintenance	**5,693,752**	4,236,571	9,028,382
Others	**13,159,747**	4,632,847	2,694,641
	₱174,805,343	₱129,583,939	₱111,594,261

Outside services pertains to retainer fees, legal fees, maintenance crews, and audit fees.

Club events pertains to the costs incurred in relation to the Don Celso Tuason tournaments, and Grand Raffle.

Others pertain to provision for tournament expenses, insurance, ads and publication, promotional and industrial expenses, parking fee, and other miscellaneous expenses.

20. **Administrative Expenses**

	2023	2022	2021
Personnel costs (Note 21)	**₱9,574,814**	₱8,738,334	₱6,818,086
Taxes and licenses	**6,869,911**	4,938,961	5,312,964
Outside services	**3,258,007**	2,328,376	3,011,566
Board members' meetings	**1,641,252**	829,297	684,297
Bank charges	**1,120,870**	756,105	999,930
Supplies	**1,006,486**	1,014,950	1,129,130
Utilities	**776,439**	615,451	349,824
Provision for ECL (Note 5)	**–**	614,492	–
Depreciation and amortization (Notes 7, 8, and 10)	**318,270**	356,299	277,995
Others	**3,465,946**	1,701,856	1,036,497
	₱28,031,995	₱21,894,121	₱19,620,289

Other expenses consist mainly of advertising expenses, prompt payment discounts, insurance and net expenses incurred during tournaments.

21. **Personnel Costs**

	2023	2022	2021
Cost of services (Note 19):			
Salaries and wages	**₱18,835,048**	₱16,146,963	₱15,628,063
Employee benefits	**4,285,235**	3,967,935	3,989,911
Retirement benefit expense (Note 24)	**1,491,136**	1,174,219	1,241,183
	24,611,419	21,289,117	20,859,157
General and administrative (Note 20):			
Salaries and wages	**7,863,206**	6,843,837	5,171,193
Employee benefits	**1,348,652**	1,594,974	1,332,233
Retirement benefit expense (Note 24)	**362,956**	299,523	314,660
	9,574,814	8,738,334	6,818,086
	₱34,186,233	₱30,027,451	₱27,677,243

22. **Income Taxes**

The composition of provision (benefit) for income taxes is:

	2023	2022	2021
Current	**₱834,224**	₱170,312	₱188,131
Deferred	**(1,717,364)**	403,681	140,521
	(₱883,140)	₱573,993	₱328,652

a. The Club's provision for current income tax pertains to RCIT in 2023 and MCIT in 2022 and 2021.

b. The reconciliation of income computed at the statutory tax rates to provision for income tax as shown in the statements of income is as follows:

	2023	2022	2021
Income tax at the statutory rate	**₱7,100,940**	₱2,732,220	₱2,437,711
Income tax effects of:			
Nondeductible expenses	**21,680,010**	16,909,614	17,175,421
Nontaxable revenues	**(28,950,694)**	(19,215,588)	(17,978,816)
Movement of unrecognized deferred tax assets	**(465,263)**	211,854	(1,267,012)
Interest income subject to final tax	**(248,133)**	(64,107)	(38,652)
	(₱883,140)	₱573,993	₱328,652

c. The components of the recognized net deferred tax assets are as follows:

	2023	2022
Deferred tax assets:		
Advanced collections on fees and other dues	**₱1,331,795**	₱12,353
Allowance for ECL	**153,623**	153,623
Allowance for inventory obsolescence	**13,142**	–
	1,498,560	165,976
Deferred tax liabilities:		
Rent receivable	**(367,552)**	(339,178)
Interest income from accretion	**(4,288)**	(3,909)
	(371,840)	(343,087)
	₱1,126,720	(₱177,111)

The reconciliation of the net deferred tax assets (liabilities) is as follows:

	2023	2022
Balances at beginning of year	**(₱177,111)**	₱226,570
Benefit (provision) for deferred tax during the year recognized in:		
Profit or loss	**1,717,364**	(403,681)
Application of MCIT	**(413,533)**	–
Balances at end of year	**₱1,126,720**	(₱177,111)

No deferred tax assets from the following deductible temporary difference were recognized as it is not probable that sufficient taxable profit will be available to allow the benefit of the deferred tax assets to be utilized:

	2023	2022
Retirement benefit obligation	**₱8,266,671**	₱7,614,418
Unrecognized past service cost	**2,193,301**	2,139,063
NOLCO	–	1,159,065
MCIT	–	413,533
	₱10,459,972	₱11,326,079

d. Bayanihan to Recover as One Act

On September 11, 2020, President Rodrigo R. Duterte signed into law RA No. 11494, *An Act Providing for COVID-19 Response and Recovery Interventions and Providing Mechanisms to Accelerate the Recovery and Bolster the Resiliency of the Philippine Economy, Providing Funds therefor, and for Other Purposes", which shall be known and cited* as "Bayanihan to Recover As One Act".

On September 30, 2020, the BIR issued Revenue Regulations No. 25-2020 implementing Section 4(bbbb) of "Bayanihan to Recover As One Act" which states that the NOLCO incurred for taxable years 2020 and 2021 can be carried over and claimed as a deduction from gross income for the next five (5) consecutive taxable years immediately following the year of such loss.

As at June 30, 2023 and 2022, the movement in the Club's NOLCO before taxable year 2021 which can be claimed as deduction from the regular taxable income for the next three (3) consecutive taxable years, as follows:

Year Incurred	Availment Period	Amount	NOLCO Applied in Previous year/s	NOLCO Expired	NOLCO Applied in Current year	NOLCO Unapplied
2020	2021-2023	₱10,390,337	(₱9,231,272)	₱–	(₱1,159,065)	₱–

e. As at June 30, 2023, the movement in excess of MCIT over RCIT that can be claimed as deductions from future taxable liabilities, are as follows:

Year Incurred	Availment Period	As at June 30, 2022	Addition	Applied	As at June 30, 2023
2022	2023-2025	₱170,312	₱–	(₱170,312)	₱–
2021	2022-2024	188,131	–	(188,131)	–
2020	2021-2023	55,090	–	(55,090)	–
		₱413,533	₱–	(₱413,533)	₱–

23. Related Party Transactions

Related parties include members of key management personnel including directors and officers of the Club and close members of the family and companies associated with these individuals. In considering each possible related entity relationship, attention is directed to the substance of the relationship and not merely the legal form. Parties are considered to be related if one party has the ability to control, directly or indirectly, the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control. Related parties may be individuals or corporate entities.

A summary of major account balances with related parties follows:

Key Management Personnel Compensation
Compensation of key management personnel amounted to ₱3,636,362 ₱3,226,557 and ₱2,104,188 in 2023, 2022 and 2021, respectively, which represent short-term benefits.

Complimentary Club Coupons and House Guests Privileges
Complimentary green fee coupons are given to the BOD and certain officers for distribution to prospective members and certain guests and friends of the Club. The outstanding green fee coupons for each fiscal year are as follows:

	2023	2022	2021
Beginning balance	**2,100**	120	46
Additions during the year	**5,000**	4,440	2,720
Issuances during the year	**(4,418)**	(2,460)	(2,646)
Ending balance	**2,682**	2,100	120

On January 16, 2021, these green fee rates are changed ranging from ₱1,700 to ₱2,500 during weekdays, and ₱2,850 to ₱4,200 during weekends and holidays.

The Club also authorizes certain Club officers to entertain houseguests and use the Club's facilities free-of-charge.

24. Retirement Benefit Obligation

The Club has a funded, non-contributory, defined benefit retirement plan covering all its qualified officers and employees. Under the plan, qualified officers and employees are entitled to receive pension benefits on a lump sum basis when they reach the retirement age of 60. With the consent of the Club, an employee may elect to retire early provided he has rendered at least 20 years of credited service or at least 15 years of credited service and at least 50 years old. The projected unit credit cost method was used to determine the retirement benefit costs and obligation. The Club's retirement fund is being held in trust by a trustee bank.

The following tables summarize the components of the retirement benefit cost recognized in the statement of income and the retirement benefit obligation recognized in the statement of financial position for the retirement plan.

Retirement benefits expense recognized in the statements of income:

	2023	2022	2021
Service cost	**₱1,342,592**	₱1,192,627	₱1,300,611
Net interest cost:			
Interest cost on benefit obligation	**1,701,201**	1,144,456	928,724
Interest income on plan assets	**(1,189,701)**	(863,341)	(673,492)
Retirement benefit expense	**₱1,854,092**	₱1,473,742	₱1,555,843

Re-measurement losses (gains) on defined benefit obligation recognized under OCI in the statements of comprehensive income:

	2023	2022	2021
Actuarial losses (gains):			
Changes in financial assumptions	**₱595,399**	(₱2,128,165)	(₱1,517,134)
Experience adjustments	**(51,565)**	2,489,236	(513,168)
Changes in demographic assumptions	**81,325**	744,246	–
	625,159	1,105,317	(2,030,302)
Return on plan assets excluding the amount included in net interest cost	**171,656**	1,587,165	(56,847)
Re-measurement losses (gains) on defined benefit obligation	**₱796,815**	₱2,692,482	(₱2,087,149)

Cumulative re-measurement effect recognized in OCI included in the accumulated excess of revenues over expenses:

	2023	2022
Balances at beginning of year	**₱1,665,000**	(₱1,027,482)
Actuarial loss	**625,159**	1,105,317
Return on assets excluding amount included in net interest cost	**171,656**	1,587,165
Total amount recognized in OCI	**₱2,461,815**	₱1,665,000

Movements in retirement benefit obligation in 2023 and 2022 are as follows:

	2023	2022
Balances at beginning of year	**₱7,614,418**	₱5,446,848
Retirement benefit expense	**1,854,092**	1,473,742
Contributions paid	**(1,998,654)**	(1,998,654)
Remeasurement losses recognized in OCI	**796,815**	2,692,482
Balance at end of year	**₱8,266,671**	₱7,614,418

Changes in the present value of defined benefit obligation as follows:

	2023	2022
Balances at beginning of year	**₱25,814,891**	₱26,492,044
Current service cost	**1,342,592**	1,192,627
Interest cost	**1,701,201**	1,144,456
Net actuarial loss (gain) due to:		
Changes in demographic assumptions	**81,325**	2,489,236
Changes in financial assumptions	**595,399**	(2,128,165)
Experience adjustments on plan liabilities	**(51,565)**	744,246
Benefits paid from plan assets	**(2,293,349)**	(4,119,553)
Balances at end of year	**₱27,190,494**	₱25,814,891

Changes in the fair value of plan assets are as follows:

	2023	2022
Balances at beginning of year	**₱18,200,473**	₱21,045,196
Interest income on retirement plan assets	**1,189,701**	863,341
Actual contributions	**1,998,654**	1,998,654
Actual return excluding amount included in net interest cost	**(2,293,349)**	(1,587,165)
Benefits paid	**(171,656)**	(4,119,553)
Balances at end of year	**₱18,923,823**	₱18,200,473

Retirement obligation as reported in the statement of financial position:

	2023	2022
Present value of benefit obligation	**₱27,190,494**	₱25,814,891
Fair value of retirement plan assets at end of year	**(18,923,823)**	(18,200,473)
	₱8,266,671	₱7,614,418

The major categories of plan assets are as follows:

	2023	2022
Deposit in banks	**₱3,130,259**	₱1,258,859
Investment in government securities	**7,156,135**	8,671,715
Other securities and debt instruments	**3,833,988**	3,812,561
Investment in trust fund	**1,231,224**	982,174
Investment in shares of stock	**3,404,754**	3,287,598
Accrued interest receivable	**158,245**	109,493
Other receivables	**73,717**	198,814
Accrued trust fees and other payables	**(64,499)**	(120,741)
	₱18,923,823	₱18,200,473

Deposit in banks includes regular savings.

Investments in government securities consist of retail treasury bonds that bear interest ranging from 2.375% to 6.125% in 2023 and 2022 and will mature on various dates starting August 2023 to October 2037.

Other securities and debt instruments pertains to 'due from Bangko Sentral ng Pilipinas' and 'time certificate of deposit'.

Miscellaneous receivable pertains to 'dividends receivable' and 'due from brokers'.

The principal actuarial assumptions used in determining retirement benefit obligations for the Club's retirement plan are as follows:

	2023	2022
Discount rate	**6.22%**	6.59%
Future salary increases	**4.00%**	4.00%

The sensitivity analysis below has been determined based on reasonably possible changes of each significant assumption on the defined benefit obligation as at the end of the reporting period, assuming all other assumptions were held constant:

	Increase (decrease)	Effect on defined benefit obligation
2023		
Discount rates	**+1%**	**(₱1,555,769)**
	-1%	**1,737,482**
Salary increase rate	**+1%**	**₱1,758,831**
	-1%	**(1,601,752)**
2022		
Discount rates	+1%	(₱1,490,704)
	-1%	1,667,364
Salary increase rate	+1%	₱1,694,113
	-1%	(1,539,778)

Shown below is the maturity profile of the undiscounted benefit payments:

	2023	2022
Year 1	**₱6,454,000**	₱2,602,193
Year 2	**1,767,768**	6,608,833
Year 3	**3,292,978**	1,722,953
Year 4	**2,495,440**	3,218,591
Year 5	**2,900,269**	2,447,066
Year 6 - 10	**15,818,211**	13,797,716

The average duration of the defined benefit obligation is 6.1 years as at June 30, 2023 and 2022.

The Club's latest actuarial valuation report was as of June 30, 2023.

25. Financial Instruments

Financial Risk Management Objectives and Policies
The Club's principal financial liabilities comprise of trade and other payables, members' deposit and others, and short-term borrowing. The main purpose of these financial liabilities is to raise finance for the Club's operations. The Club has various financial assets such as cash and cash equivalents and trade and other receivables, which arise directly from its operations. The Club also has investments in debt instruments at FVTPL and trust fund.

The main risks arising from the Club's financial instruments are credit risk and liquidity risk. The BOD reviews and approves the policies for managing each of these risks and they are summarized below.

Credit risk
Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Club manages credit risk by establishing credit limits at the level of the individual borrower, corporate relationship and industry sector. Also, the Club transacts only with recognized third parties.

In addition, receivables balances are monitored on an ongoing basis with the result that the Club's exposure to bad debts is not significant. Provision for ECL/impairment losses on receivables will also be made if the situation so warrants subject to the BOD's review and approval.

The following table represents the Club's maximum exposure to credit risk:

	2023	2022
Cash in banks and cash equivalents	**₱82,225,206**	₱51,027,281
Trade and other receivables	**23,356,548**	13,861,275
Debt instrument at FVTPL	**10,387,218**	10,120,765
Trust fund	**4,984,096**	4,856,245
	₱120,953,068	₱79,865,566

Impairment of financial assets
The Club's financial assets that are subject to the ECL model consists of cash and cash equivalents and trade and other receivables.

An impairment analysis is performed at each reporting date using a provision matrix to measure expected credit losses. The provision rates are based on days past due of trade and other receivables. The calculation reflects the probability-weighted outcome, the time value of money and reasonable and supportable information that is available at the reporting date about past events, current conditions and forecasts of future economic conditions.

With respect to credit risk for these financial assets, the Club's maximum exposure equals to the carrying amount of these instruments. The Club has impaired financial assets amounting to ₱1,725,845 as at June 30, 2023 and 2022 (see Note 5).

Trade and other receivables
Below is the information about the credit risk exposure on the Club's trade and other receivables using a provision matrix:

	Days past due						
2023	**Current**	**< 30 days**	**30-60 days**	**61-90 days**	**91-120 days**	**>120 days**	**Total**
Expected credit loss rate	**1.2459%**	**2.8839%**	**3.0676%**	**4.4100%**	**4.8436%**	**100%**	
Estimated total gross carrying amount at default	**₱9,784,365**	**₱6,203,456**	**₱4,904,098**	**₱771,335**	**₱2,289,449**	**₱1,129,690**	**₱25,082,393**
Expected credit loss	**₱121,908**	**₱178,901**	**₱150,438**	**₱34,016**	**₱110,892**	**₱1,129,690**	**₱1,725,845**

	Days past due						
2022	Current	< 30 days	30-60 days	61-90 days	91-120 days	>120 days	Total
Expected credit loss rate	0.2600%	0.4400%	0.9671%	2.0291%	4.7943%	100%	
Estimated total gross carrying amount at default	₱2,560,510	₱3,829,104	₱488,819	₱509,386	₱6,839,952	₱1,359,349	₱15,587,120
Expected credit loss	₱6,657	₱16,848	₱4,727	₱10,336	₱327,928	₱1,359,349	₱1,725,845

Liquidity risk
Liquidity risk is defined as the risk that the Club may not be able to settle or meet its obligations as they fall due. The Club monitors and maintains a level of cash deemed adequate by the management to finance the Club's operations and mitigate the effects of fluctuations in cash flows.

The table below summarizes the maturity profile of the Club's financial liabilities as at June 30, 2023 and 2022, based on contractual undiscounted cash flows. The table also analyses the maturity profile of the Club's financial assets in order to provide a complete view of the Club's contractual commitments. The analysis into relevant maturity groupings is based on the remaining period at the end of the reporting period to the contractual maturity dates.

As at June 30, 2023

	On demand	**Less than 30 Days**	**30 to 60 days**	**61 to 90 days**	**More than 91 Days**	**Total**
Financial liabilities						
At amortized cost:						
Trade and other payables:						
Trade payables	**₱4,029,118**	**₱10,094,259**	**₱–**	**₱–**	**₱–**	**₱14,123,377**
Accrued expenses	**3,612,037**	**2,054,869**	**2,787,885**	**1,183,007**	**14,202**	**9,652,000**
Others*	**11,217,565**	**12,583,903**	**–**	**–**	**–**	**23,801,468**
Refundable Deposits	**–**	**–**	**–**	**–**	**740,000**	**740,000**
Short-term deposits	**–**	**–**	**–**	**–**	**–**	**–**
Members deposits and others	**19,477,090**	**–**	**–**	**–**	**–**	**19,477,090**
	₱38,335,810	**₱24,733,031**	**₱2,787,885**	**₱1,183,007**	**₱754,202**	**₱67,793,935**
Financial assets						
At amortized cost:						
Cash and cash equivalents	**₱70,266,957**	**₱683,821**	**₱1,084,218**	**₱10,375,210**	**₱–**	**₱82,410,206**
Trade and other receivables:						
Trade receivables	**3,188,414**	**12,459,383**	**–**	**–**	**–**	**15,647,797**
Others	**4,481,121**	**3,227,629**	**–**	**–**	**–**	**7,708,750**
Debt instrument at FVTPL	**10,387,218**	**–**	**–**	**–**	**–**	**10,387,218**
Trust fund	**–**	**–**	**–**	**–**	**4,984,096**	**4,984,096**
	₱88,323,710	**₱16,370,833**	**₱1,084,218**	**₱10,375,210**	**₱4,984,096**	**₱121,138,067**

**Excludes statutory liabilities amounting to ₱5,001,847*

As at June 30, 2022

	On demand	Less than 30 Days	30 to 60 days	61 to 90 days	More than 91 Days	Total
Financial liabilities						
At amortized cost:						
Trade and other payables:						
Trade payables	₱2,451,433	₱3,951,822	₱–	₱–	₱–	₱6,403,255
Accrued expenses	2,769,964	857,066	207,136	240,636	1,275,170	5,349,972
Others*	3,865,150	725,521	463,622	185,984	5,214,113	10,454,390
Refundable Deposits		–	–	–	740,000	740,000
Short-term deposits					236,946	236,946
Members deposits and others	18,237,703	–	–	–	–	18,237,703
	₱27,324,250	₱5,534,409	₱670,758	₱426,620	₱7,466,229	₱41,422,266
Financial assets						
At amortized cost:						
Cash and cash equivalents	₱28,654,761	₱10,712,715	₱–	₱11,779,805	₱–	₱51,147,281
Trade and other receivables:						
Trade receivables	2,622,287	6,072,891	–	–	–	8,695,178
Others	4,872,879	293,218	–	–	–	5,166,097
Debt instrument at FVTPL	10,120,765	–	–	–	–	10,120,765
Trust fund	–	–	–	–	4,856,245	4,856,245
	₱46,270,692	₱17,078,824	₱–	₱11,779,805	₱4,856,245	₱79,985,566

**Excludes statutory liabilities amounting to ₱1,584,938*

In November 2021, the Club entered into a one year Loan Agreement with Metrobank Trust Company with a principal amount of ₱694,400 for the acquisition of a transportation equipment for use as shuttle and emergence vehicle of the Club. The loan bears an interest of 7.27% per annum.

As at June 30, 2023 and 2022, the Club made payments on short term borrowing amounted to ₱263,946 and ₱457,454, respectively.

Fair Value Measurements

The following provides the fair value measurement hierarchy of the Club's assets and liabilities as at June 30, 2023 and 2022:

		Fair Value Measurement			
	Date of Valuation	Total	Quoted Prices in Active Markets (Level 1)	Significant Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Assets for which fair values are disclosed					
Investment Properties (Note 8)	**2023**	**₱173,352,600**	**₱–**	**₱–**	**₱173,352,600**
	2022	₱171,753,700	₱–	₱–	₱171,753,700
Assets measured at fair value					
Debt instrument at FVTPL (Note 9)	**2023**	**₱10,387,218**	**₱10,387,218**	**₱–**	**₱–**
	2022	₱10,120,765	₱10,120,765	₱–	₱–
Trust Fund (Note 9)	**2023**	**₱4,984,096**	**₱4,984,096**	**₱–**	**₱–**
	2022	₱4,856,245	₱4,856,245	₱–	₱–

Significant unobservable inputs for fair value measurement of the Club's investment properties include sales listing of currently executed transactions involving similar items within the immediate vicinity of the property. The fair value of the investment properties is adjusted considering the location, size and physical attributes of the property.

Description of significant unobservable inputs to valuation:

Assets	Valuation Technique	Significant Unobservable Input	Range of Input	Sensitivity of the Input to Fair Value
Investment properties	Market approach and cost approach	Price per area	Various	Increase (decrease) in price per area would increase (decrease) the fair value

There are no changes in the valuation techniques used for assets classified under Level 3 category. During the years ended June 30, 2023 and 2022, there were no transfers between Level 1 and Level 2 fair value measurements, and no transfers into and out of Level 3 fair value measurements.

Cash and cash equivalents, trade and other receivables, trade and other payables, and members' deposit and others
The carrying values of cash and cash equivalents, trade and other receivables, trade and other payables, and members' deposit and others, and short-term borrowing, approximate their fair values due to the relatively short-term maturity of these financial instruments.

Debt instruments at FVTPL and Trust Fund
The carrying values of debt instruments at FVTPL and trust fund are measured at fair value and is computed based on net asset value per unit.

Capital Management
The primary objective of the Club's capital management policy is to ensure that it maintains a strong credit rating and healthy capital ratios in order to support its business and maximize members' value. The club manages its capital structure and makes adjustments to it, in light of changes in economic conditions. The Club is not subject to externally imposed capital requirements. The Club considers total member's equity as capital.

	2023	2022
Capital stock	**₱14,346,000**	₱14,346,000
Contributions in excess of par value	**201,627,772**	201,627,772
Accumulated excess of revenues over costs and expenses	**74,082,979**	45,592,893
	₱290,056,751	₱261,566,665

No changes were made in the objectives, policies or processes for the years ended June 30, 2023 and 2022.

26. Supplementary Information under Revenue Regulations (RR) 34-2020 and 15-2010

RR 34-2020
The Club is not covered by the requirements and procedures for related party transactions provided by RR 34-2020 which prescribes the guidelines and procedures for the submission of BIR Form 1709 Related Party Transactions Form, transfer pricing documentation and other supporting documents.

RR 15-2010
On November 25, 2010, the BIR issued RR 15-2010 prescribing the manner of compliance in connection with the preparation and submission of financial statements accompanying the tax returns. It includes provisions for additional disclosure requirements in the notes to the financial statements, particularly on taxes, duties and licenses paid or accrued during the year. The Club reported and/or paid the following types of taxes in 2023:

a. VAT

The NIRC of 1997 provides for the imposition of VAT on sales of goods and services. Accordingly, the Club's sales are subject to output VAT while its purchases from other VAT-registered individuals or corporations are subject to input VAT.

Details of the Club's net sales/receipts, output VAT and input VAT accounts are as follows:

i. Net Sales/Receipts and Output VAT declared in the Club's VAT returns

	Net Sales/ Receipts	Output VAT
Taxable sales:		
Sales of services	₱125,430,364	₱15,051,644
Exempt sales	28,731,042	–
	₱154,161,406	₱15,051,644

ii. Input VAT

Balance at July 1, 2022	₱–
Current year's domestic purchases/payments for:	
Domestic purchases of services	6,094,416
Goods other than for resale or manufacture	2,300,856
	8,395,272
Applied against output tax	(8,395,272)
Balance at June 30, 2023	₱–

b. Withholding Taxes

Expanded withholding taxes	₱2,741,212
Withholding taxes on compensation and benefits	560,718
	₱3,301,930

c. Other Taxes and Licenses

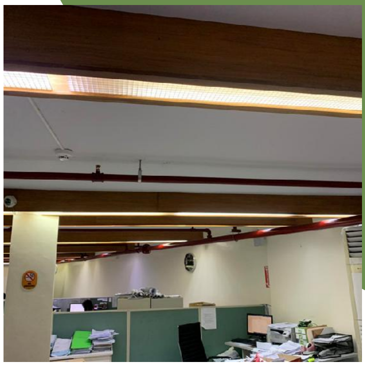
Real estate taxes	₱4,127,819
Local business tax	1,608,104
Others	1,133,988
	₱6,869,911

Others pertains to payments made on delinquency taxes on real property taxes during the year.

d. Tax Assessments

On March 6, 2023, the Club received a Notice of Discrepancy (NOD) from BIR in relation to the Letter of Authority dated May 23, 2022, covering all internal revenue taxes for the period July 1, 2020 to June 30, 2021. The NOD amounted to ₱46,553,631. The Club submitted and presented the supporting documents and schedules in response to the discrepancies received from BIR. As of September 11, 2023, the Club is awaiting the response of the BIR.

50 CMD SEWAGE
TREATMENT PLANT



AUTORMATIC FIRE SPRINKLER &
DETECTION ALARM

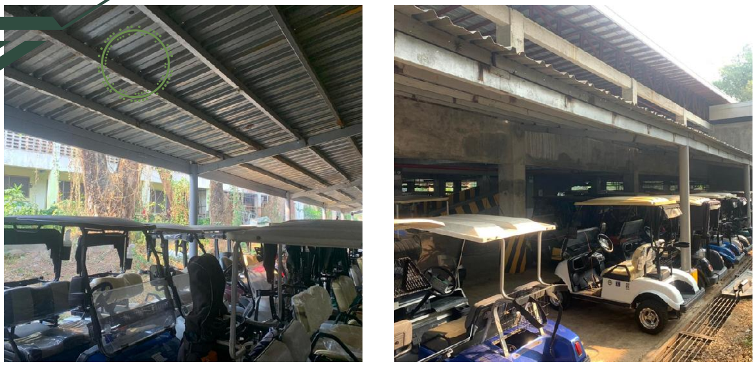
HOLE # 3 SOUTH COURSE
PERIMETER FENCE

HOLE # 5 NORTH COURSE CYCLONE
FENCE

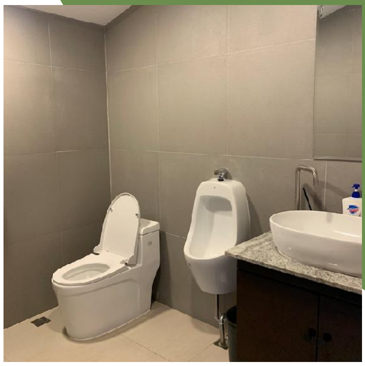
UNION OFFICE

MICRO STATION ECO OIL

ENGINEERING PROJECTS



CANOPY WORKS EXTENSION



MEZZANINE TOILET

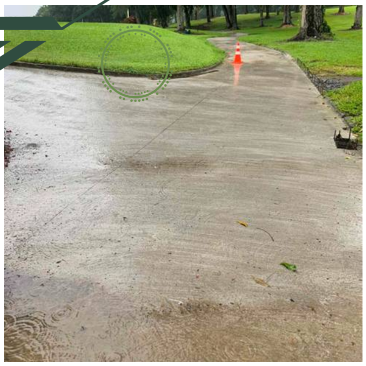
GABION FILTER MAINTENANCE WORKS

SHELTER HOUSE REPAIR WORKS NORTH COURSE HOLES 2, 5 & 17

DCT REBLOCKING WORKS

CART PATH REPAIR WORKS

ENGINEERING PROJECTS




CART PATH REPAIR WORKS

LED FAIRWAY LIGHTS


REHABILITATION OF NORTH AND SOUTH PUMPING STATIONS


DREDGING OF PONDS

ENGINEERING PROJECTS

22ND DCT & FOUNDERS' CUP

PRESIDENTS AND DIRECTORS' CUP '23

66TH INTRA CLUB

2023 BARKDAHAN TOURNAMENT

2023 PARENT & CHILD TOURNAMENT

CLUB TOURNAMENTS

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