

COVER SHEET

SEC Registration Number

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COMPANY NAME

A	N	V	A	Y	A	C	O	V	E	B	E	A	C	H	A	N	D	N	A	T	U	R	E	C	
L	U	B	,	I	N	C	.	(A	N	o	t	-	f	o	r	-	p	r	o	f	i	t	C	o
r	p	o	r	a	t	i	o	n)																

PRINCIPAL OFFICE (No. / Street / Barangay / City / Town / Province)

A	N	V	A	Y	A	C	O	V	E																	
M	o	r	o	n	g	,	B	a	t	a	a	n														

Form Type
1 7 - A

Department requiring the report
S E C

Secondary License Type, If Applicable

COMPANY INFORMATION

Company's Email Address financedept@anvacove.com	Company's Telephone Number 7793-9000	Mobile Number N/A
No. of Stockholders 1,629	Annual Meeting (Month / Day) 7/29	Fiscal Year (Month / Day) 12/31

CONTACT PERSON INFORMATION

The designated contact person **MUST** be an Officer of the Corporation

Name of Contact Person Neal C. Perez	Email Address perez.neal@anvacove.com	Telephone Number/s 7793-9000	Mobile Number 0917-804-4462
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CONTACT PERSON'S ADDRESS

Anvaya Cove Beach & Nature Club, Morong, Bataan

NOTE 1 : In case of death, resignation or cessation of office of the officer designated as contact person, such incident shall be reported to the Commission within thirty (30) calendar days from the occurrence thereof with information and complete contact details of the new contact person designated.

2 : All Boxes must be properly and completely filled-up. Failure to do so shall cause the delay in updating the corporation's records with the Commission and/or non-receipt of Notice of Deficiencies. Further, non-receipt of Notice of Deficiencies shall not excuse the corporation from liability for its deficiencies.

S T A M P S

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-A

ANNUAL REPORT PURSUANT TO SECTION 17
OF THE SECURITIES REGULATION CODE AND SECTION 141
OF THE CORPORATION CODE OF THE PHILIPPINES

1. For the fiscal year ended December 31, 2022
2. SEC Identification Number CS200502332
3. BIR Tax Identification No. 005-862-442
4. Exact name of issuer as specified in its charter: ANVAYA COVE BEACH AND NATURE CLUB, INC. (the "*Club*")
5. Province, Country or other jurisdiction of incorporation or organization: Morong, Bataan, Philippines
6. Industry Classification Code: (SEC Use Only)
7. Address of issuer's principal office: Anvaya Cove, Morong, Bataan, Philippines
Postal Code: 2108
8. Issuer's telephone number, including area code: (02) 7793-9000
9. Former name, former address, and former fiscal year, if changed since last report:
NOT APPLICABLE
10. Securities registered pursuant to Sections 8 and 12 of the SRC, or Sec. 4 and 8 of the RSA

Title of Each Class	Number of Shares of Common Stock Outstanding
Common – Class B	1,950
Common – Class C	<u>500</u>
TOTAL	<u>2,450</u>

11. Are any or all of these securities listed on a Stock Exchange.
Yes [] No [X]

If yes, state the name of such stock exchange and the classes of securities listed therein:

NOT APPLICABLE

12. Check whether the issuer:

(a) has filed all reports required to be filed by Section 17 of the SRC and SRC Rule 17.1 thereunder or Section 11 of the RSA and RSA Rule 11(a)-1 thereunder, and Sections 26 and 141 of

The Corporation Code of the Philippines during the preceding twelve (12) months (or for such shorter period that the registrant was required to file such reports);

Yes

No

(b) has been subject to such filing requirements for the past ninety (90) days.

Yes

No

13. State the aggregate market value of the voting stock held by non-affiliates of the registrant. The aggregate market value shall be computed by reference to the price at which the stock was sold, or the average bid and asked prices of such stock, as of a specified date within sixty (60) days prior to the date of filing. If a determination as to whether a particular person or entity is an affiliate cannot be made without involving unreasonable effort and expense, the aggregate market value of the common stock held by non-affiliates may be calculated on the basis of assumptions reasonable under the circumstances, provided the assumptions are set forth in this Form.

Class B Common Shares - Php 1,100,000.00 per share

Class C Common Shares - Php 1,400,000.00 per share

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PART I - BUSINESS AND GENERAL INFORMATION

Item 1. Business

A. Business Development

Anvaya Cove Beach and Nature Club, Inc. (the “Club”) was incorporated under the laws of the Republic of the Philippines and was registered with the Philippine Securities and Exchange Commission on March 28, 2005. The Club was organized primarily to maintain, operate, manage, and carry on the business and operation of a beach and nature club and its facilities in the Municipality of Morong, Province of Bataan, for the amusement, entertainment, recreational and athletic activities of its members on a not-for-profit basis.

The Club officially commenced its commercial operations on March 1, 2008 and its registered address and principal place of business is Morong, Bataan.

Bankruptcy, Receivership or Similar Proceedings

There are no bankruptcy, receivership or similar proceedings involving the Club.

Material Reclassification, Merger, Consolidation or Purchase or Sale of a Significant Amount of Assets (not ordinary)

There are no material reclassifications, mergers, consolidations, or purchases or sales of a significant amount of assets involving the Club.

B. Business of Issuer

2022 was the year of comeback for Anvaya Cove Beach and Nature Club as we have already bounced back by hitting the figures and giving the members and guests the best experience possible, despite the pandemic-related circumstances. Revenues from casitas, day visits, patronage of facilities, and club functions have all produced impressive numbers. The Club had a total of 43,243-day visitors from January to December, leaping the numbers to 183% along with the casita occupancy with 443% increase from 2021.

In compliance with the local government's directive, we changed and relaxed various protocols and restrictions in relation to the COVID19 pandemic. However, all our employees are still required to wear masks while on duty, to ensure their health and safety. We still implemented monthly antigen for all employees until the 3rd quarter of the year.

In line with the lifting of restrictions, the Club already administered different activities and celebrations all throughout the year. We were able to celebrate the Valentine’s Day by setting up a romantic dinner buffet, spent the Easter Sunday mainly with the kids as we had different activities along with some prizes that they enjoyed. We never let our members and guests down as we initiated a Rainy Season Corner wherein, they enjoyed good food and movies that are perfect for the weather, as our way of ensuring that they will have a memorable stay — rain or shine. Continuous events and festivities until the holiday season came in as we celebrated the first in-person Halloween after 2 years of virtual activities with the theme; Anime zing Halloween which transported the community into the world of anime, with more than 60 participants and employees rocking the coolest costumes. We welcomed the holiday season as early as November by hosting a Christmas Lighting Ceremony and this continued in December as the Club conducted a gift-giving event through Anvaya Plays Santa, one of the Club’s traditional initiatives to give back to the local community. On Christmas Day, Santa Claus dropped by the Club to meet the kids and listen to their Christmas wishes and to make the day even merrier, the Balanga Chorale Artists dropped by to serenade the Club members with their rendition of classic

Christmas Carols. It felt a lot like Christmas. The club ended the year with a bang as we rang in the new year with the most luxurious party to date: a beachside, Brazilian-style extravaganza. It was indeed a year of comeback and productivity.

We constantly make sure to provide the greatest service and experience for all our guests and members now that we are always seeing a positive outlook, in order to sustain or even increase the numbers that we now have.

In terms of employee relations and other HR tasks, the Club regularly hold trainings and seminars for the staff to help them develop their skills and knowledge both inside and outside of the workplace. The management is consistently prioritizing the work-life balance for the employees through our different initiatives such as the monthly birthday celebration and snacks every Saturday to make them feel that Anvaya cares.

As for the Club's facilities, we are planning to enhance and upgrade some of our areas with the help of the team's inputs for every department.

We believe that all these steps will eventually contribute to our goal of improving and prioritizing the members' experience.

Principal Products or Services Contributing 10% or More to Sales or Revenues

Sale of goods which consist of sales of food, beverage and merchandise contributed 43.23% of the total Club revenues.

Service income consists of room accommodation, guest fees, spa and massage revenues, rental of water sports equipment, which collectively brought in 29.40% of the total Club revenues.

Membership dues contributed 22.99% of total Club revenues.

Percentage of Sales or Revenues Contributed by Foreign Sales

All income of the Club is derived from domestic sales of goods and services; hence, the Club has no foreign sales.

Distribution Methods of Products Services

As the Club is an exclusive membership club, updates of its products and services are sent by e-mail blasts to Club members as well as Club updates.

New Products or Services

The Club has not introduced new products or services other than as provided hereunder.

Competition

The leisure market has proved to be of interest amongst numerous land development organizations due to the extensive promotion of the industry, escalation of the market segment seeking vacation destinations, and increase in the interest of the natural environment and tourism. Several competitors are considered since they are well-known throughout the industry.

Belle Corporation's Tagaytay Highlands Country Club offers an array of various experiences for the entire family. The club complements the vacation residential development already set-up along the sprawling hills of Tagaytay. The primary attraction of the club is the highlands golf course.

Timberland Sports and Nature Club by Filinvest Land, Inc. is another development that is located in mountains and nature setting. The club offers nature treks and various sports with modern facilities. Membership in the club can only be acquired by referrals and invitations.

Hamilco Coast Beach and Country Club is a project of SM Investments Corporation which tries to provide a tropical destination that is also Eco-friendly. The club envisions the promotion of Eco-tourism in the Philippines.

Punta Fuego is a LandCo Pacific Corporation development that provides an exclusive resort that takes advantage of its strategic location by the sea. It has a number of sports and relaxation facilities that provide services for its members.

The abovementioned developers are just a few of the competitors in Central Luzon; however, there are two major competitors that must be considered because of their proximity to the Project. These are Subic Bay Yacht Club and Club Morocco.

Subic Bay Yacht Club (SBYC) is a membership club that offers berthing facilities for different types of seagoing vessels. It frequently hosts events such as regattas and other boat races. It has a clubhouse with dining facilities. SBYC was launched in April of 1997 with an offering of 3,000 shares. The membership club promotes its innovative design that creates the perfect ambience targeting the upper market. The segment targeted by the club includes primarily water sportsmen and businessmen with their families.

Club Morocco is a leisure development by Sta. Lucia Realty and Development Corporation that offers residential lots in a beach resort setting. It has water views and offers activities such as swimming, sailing and fishing. It has a hotel with 24-twin sharing rooms, 4 suites, coffee shops, restaurants, a gym, boutiques, a lake-type pool and game rooms. There are also expansion plans for an 18-hole championship golf course with a clubhouse and residential golf course community.

The Club intends to set itself apart from the foregoing clubs and other leisure clubs in the country by providing a unique interactive experience for its members in the context of a natural setting by making accessible in-nature facilities. It will also offer a wide variety of nature-based activities which the other clubs do not make available. The competitive advantage of the Club is in its setting which provides a dramatic landscape of foothills, forest and beach.

Sources and Availability of Raw Materials

The Club has no major existing supply contracts. Raw materials such as food and vegetables, beverage and drinks as well as operational supplies are sourced from the open market onsite and from Manila. Power is supplied by Penelco and water is supplied by Manila Water Philippine Ventures (MWPV) and through a deep well. Diesel and gasoline are supplied by local petrol stations located within the vicinity of the Club.

Customer Base

The business of the Club is in no way dependent upon a single customer or few customers the loss of any one or more of which would have a material adverse effect on the business of the Club. Being a membership Club, there are no major existing sales contracts by the Club with an individual or entity.

Transactions with Related Parties

The Club, in the normal course of business, entered into transactions with Ayala Land, Inc., a stockholder, and an affiliate, Anvaya Cove Golf and Sports Club Inc. (ACGSCI), consisting primarily

of reimbursement of cost and expenses.

The Club entered into a Management Agreement with Ayala Land Club Management Inc. for the latter to provide management services over general management, administration, financial management, human resources management, and property management of the Club. Management fees include the basic management fee amounting to ₱100,000 per month with an escalation clause of 7.5% per annum and incentive fee equivalent to 3% of the Gross Operating Profit (GOP).

The Club has a Reciprocity Agreement with Anvaya Cove Golf and Sports Club, Inc. (“Golf Club”) wherein the members of the Club may use the sports facilities of the Golf Club, and the members of the Golf Club may use the beach and other facilities of the Club.

Intellectual Property and Other Rights

The Club has secured the registration of the stylized version of its name “Anvaya Cove Beach and Nature Club” on January 2, 2020 from the Philippine Intellectual Property Office. The Club has not entered into any franchises, concessions and royalty agreements.

Government Approvals

The principal product and service of the Club consists in the provision of amenities for leisure and recreation for its members. No special government approvals are required for the provision of such services.

The Club renews annually its business permit with the Municipality of Morong.

Effect of Government Regulations

“Corporate Recovery and Tax Incentives for Enterprises Act” or “CREATE” Bill

President Rodrigo Duterte signed into law on March 26, 2021 the Corporate Recovery and Tax Incentives for Enterprises (CREATE) Act to attract more investments and maintain fiscal prudence and stability in the Philippines. Republic Act (RA) 11534 or the CREATE Act introduces reforms to the corporate income tax and incentives systems. It takes effect 15 days after its complete publication in the Official Gazette or in a newspaper of general circulation or April 11, 2021.

The following are the key changes to the Philippine tax law pursuant to the CREATE Act which have an impact on the Club:

- Effective July 1, 2020, regular corporate income tax (RCIT) rate is reduced from 30% to 25% for domestic and resident foreign corporations. For domestic corporations with net taxable income not exceeding ₱5million and with total assets not exceeding ₱100million (excluding land on which the business entity’s office, plant and equipment are situated) during the taxable year, the RCIT rate is reduced to 20%.
- Minimum corporate income tax (MCIT) rate reduced from 2% to 1% of gross income effective July 1, 2020 to June 30, 2023.

Applying the provisions of the CREATE Act, the Club would have been subjected to lower regular corporate income tax rate of 25% effective July 1, 2020.

Development Activities

No amounts were spent by the Club on development activities.

Environmental Compliance

The Club allocates a portion of the membership dues for the Environmental Fund which is utilized for environmental initiatives of the Club. For the year 2022, the Club collected a total of ₱2.16 million for the Environmental Fund. The Club has spent ₱0.41 million to cover the costs and expenditures for its different programs for the protection and conservation of the environment (discussed in more detail under *Item 1-B. Business of Issuer* above).

Club Employees

As of December 2022, the Club was operated through its complement of approximately three hundred thirty-four (334) permanent and contractual employees, the breakdown of which is as follows:

	Organic	Non-organic	Total
Managers	22		22
Rank and file	36	276	312
Total	58	276	334

Of the 58 organic employees, 22 perform administrative functions, 15 perform clerical functions, and 21 perform operational functions.

Of the 276 non-organic employees, 15 perform clerical functions, and 261 perform operational functions.

There are no Collective Bargaining Agreements entered into by the Club with its employees. The Club's employees have not been on strike in the past 3 years nor have they threatened to strike.

The employees are entitled to the thirteenth-month pay and performance bonus.

Risks in Business of the Club

As a leisure club located along the beach and forested areas of Bataan, the business of the Club is vulnerable to natural calamities and adverse weather conditions. To encourage member and guest attendance during the lean season, the Club offers lower rates for room accommodations, a flexible approach during weekends of allowing guests of members to have access to the services of the Club even if unaccompanied by members, and more aggressive event, food and beverage promotions. In all instances, the Club ensures a manageable number of members and guests coming to visit.

Item 2. Properties

The facilities and amenities of the Club lie on seven (7) adjoining parcels of land with an aggregate area of approximately 94,147 square meters. The Club is the registered owner of three (3) of the seven (7) parcels constituting approximately 65,147 square meters, while it has legal and physical possession of the remaining four (4) parcels through long-term lease agreements separately entered into with its registered owners, Ayala Land, Inc. and Subic Bay Development and Industrial Estate Corporation. The lease agreements respectively provide for a term of 25 years, renewable for another 25 years at the option of the Club, in consideration for the payment by the Club of real property tax and other assessments. The lease agreements respectively grant to the Club the rights of full usage and possession of the leased parcels and provide that Ayala Land, Inc. and Subic Bay Development and Industrial Estate Corporation are committed to respect the rights of the Club, its members, guests, customers and employees to use and enjoy the leased parcels and the facilities and improvements built thereon.

The structures and improvements belonging to the Club consist of the constructed facilities and amenities. Currently, these consist in the Welcome Pavilion, Bridge-way, Main Pavilion, Game

Lounge, Library Lounge, Music Lounge, Convenience Shop, Clinic, Function Rooms, The Great Lawn, Lagoon, The Pools at Anvaya, bathhouses, Seahorse Kiddie Pavilion, Beach Cabanas, Pawikan Beach Bar and Grill, Pawikan Barbecue House, Tower and Bar, Veda Spa, Sunset Bar and 40 units constituting the multi-dwelling units as well as 5 units constituting the Managers' Quarters.

The property, plant and equipment are properly maintained as the Club is setting aside a restricted fund for its maintenance and improvements. Depreciation of property and equipment commences once the property and equipment are available for use and is computed on straight-line basis over the estimated useful lives of the property and equipment as follows:

Land improvements	25 years
Buildings	35 years
Furniture, fixtures and equipment	5 years

There is no mortgage, lien or encumbrance on the properties owned by the Club.

Item 3. Legal Proceedings

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

Item 4. Submission of Matters to a Vote of Security Holders

A general annual meeting of stockholders was held virtually on July 29, 2022. The following actions were approved by a vote of at least majority of the shareholders present to vote at such meeting:

- (a) Approval of the Minutes of the 2021 Annual General Stockholders' Meeting held on July 30, 2021
- (b) Approval of the 2021 President's Annual Report and 2021 Audited Financial
- (c) Ratification of the acts of the Board of Directors and Management beginning July 30, 2021 until July 29, 2022, covering the following matters:
 - (i) Election of officers;
 - (ii) Appointment of Chairmen and members of the Board Committees;
 - (iii) Second quarter results of operation and audit findings
 - (iv) Appointment of Chief Audit Executive
 - (v) Internal audit plan
 - (vi) Third quarter results of operations
 - (vii) 2021-2022 internal audit plan
 - (viii) Approval of the Audit and Risk Oversight Committee Charter
 - (ix) 2021 financial audit results
 - (x) Management representation letter
 - (xi) Full year 2021 financial audit and operating results
 - (xii) Appointment of independent auditor for 2022
 - (xiii) Report of the Audit and Risk Oversight Committee to the Board
 - (xiv) Revised 2022 internal audit plan
 - (xv) Approval of the Related Party Transactions Policy
 - (xvi) 2022 operating and capital expenditures budget

- (xvii) Establishment of Corporate Governance and Nomination Committee
- (xviii) Dissolution of the Finance Committee
- (xix) Extension of usage of monthly consumables
- (xx) Updating of bank counterparty risk limits and bank signatories
- (xxi) Appointment of Attorneys-in-Fact for general transactions, legal proceedings, permits and licenses, regulatory requirements, and electronic filing and payment system
- (xxii) Delegation to the Membership Committee of the authority to decide on the case of a Club member, and subject to the submission afterwards to the Board for ratification
- (xxiii) Delegation to the Corporate Secretary of the authority to sign the waiver of right of first refusal and ratification of all waivers previously signed by the Corporate Secretary
- (xxiv) Updating of official email address, new alternative e-mail address, new mobile number and new alternative mobile number for SEC filings
- (xxv) Updating of Attorney-in-Fact for SEC Online Submission Tool
- (xxvi) Merit increase for club employees
- (xxvii) Renaming of wine room
- (xxviii) Schedule of Annual Stockholders' Meeting and relevant dates
- (xxix) Participation and voting by remote communication in all meetings of the Board of Directors and stockholders
- (xxx) Delegation of authority to the Corporate Governance and Nomination Committee to approve the final list of nominees to the Board.

(d) Election of the members of the Board of Directors, including independent directors, for the ensuing calendar year for 2022 to 2023. The following shareholders were nominated and elected as members of the Board of Directors of the Club for the ensuing year or until their successors are duly elected and qualified:

AYALA LAND, INC. (ALL)

1. Antonino T. Aquino
2. Augusto D. Bengzon
3. Dindo R. Fernando
4. Joseph Carmichael Z. Jugo
5. Mercedita S. Nolleddo
6. Paolo O. Viray

SUDECO

1. Jocelyn F. De Leon
2. Paullolindo A. Elauria

INDEPENDENT DIRECTOR

1. Jessie D. Cabaluna
2. Rex Ma. M. Mendoza
3. Jesus Emmanuel M. Yujuico

(e) Election of SGV & Co. as external auditors and the fixing of its remuneration

The following are the votes received on the foregoing actions:

	<u>For</u>	<u>Against</u>	<u>Abstain</u>
1. Approval of minutes of previous meeting	5,167	-	-
2. President's Report	99.88%	0.00%	0.00%
	5,165	-	2

		99.85%	0.00%	0.04%
		5,167	-	-
3. Ratification of all acts of the Board and Management		99.88%	0.00%	0.00%
4. Election of directors				
Antonino T. Aquino	5,167			
	9.09%			
Augusto D. Bengzon	5,167			
	9.09%			
Dindo R. Fernando	5,167			
	9.09%			
Joseph Carmichael Z. Jugo	5,167			
	9.09%			
Mercedita S. Nolleddo	5,167			
	9.09%			
Paolo O. Viray	5,167			
	9.09%			
Jocelyn F. De Leon	5,167			
	9.09%			
Paullolindo A. Elauria	5,167			
	9.09%			
<i>Independent Directors</i>	5,167			
Jessie D. Cabaluna	5,167			
	9.09%			
Rex Ma. M. Mendoza	5,167			
	9.09%			
Jesus Emmanuel M. Yujuico	5,167			
	9.09%			
5. Election of external auditors and fixing of their remuneration	5,167		-	-
	99.88%	0.00%	0.00%	

No proxies were solicited in respect of the voting of any of the outstanding shares entitled to vote at the meeting.

PART II - OPERATIONAL AND FINANCIAL INFORMATION

Item 5. Market for Issuer's Common Equity and Related Stockholder Matters

A. Market Information

ALI and Sudeco sell their shares in the secondary market primarily through GG&A Club Shares Brokers, Inc. The shares of the Club are not being traded in the stock exchange.

The following table shows the selling prices of the shares of the Club for each quarter of the last two (2) fiscal years:

Quarter of Fiscal Year	Class B Share Price	Class C Share Price
Q1 2021	P950,000	P 1,300,000
Q2 2021	P950,000	P 1,300,000
Q3 2021	P950,000	P 1,300,000
Q4 2021	P1,100,000	P 1,400,000
Q1 2022	P1,100,000	P 1,400,000
Q2 2022	P1,400,000	P 1,700,000
Q3 2022	P1,400,000	P 1,700,000

Q4 2022	₱1,800,000	₱ 2,400,000
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As of the end of December 2022, the Club has sold the following number of shares:

Share	Volume	Value
Class B	1,950	₱1,950,000
Class C	500	500,000
Total	2,450	₱2,450,000

B. Stockholders

The Club has a total of about 1,634 holders of the Club's shares as of December 31, 2022 (based on number of accounts registered with the Stock Transfer Agent) consisting in 19 holders of Class A shares, 1,499 holders of Class B shares, 114 holders of Class C shares, 1 holder of Class D shares, and 1 holder of Class E shares..

The following are the top holders of each class of common equity securities of the Club:

Class A (Founders') Shares

	Stockholder Name	No. of Shares	Percentage per Class of Shares
1.	Ayala Land, Inc.	3,250	93.71%
2.	Subic Bay Development & Industrial Estate Corp.	201	5.80%
3.	Antonino T. Aquino	1	0.03%
4.	Augusto D. Bengzon	1	0.03%
5.	Dindo R. Fernando	1	0.03%
6.	Jessie D. Cabaluna	1	0.03%
7.	Jesus Emmanuel M. Yujuico	1	0.03%
8.	Jocelyn F. De Leon	1	0.03%
9.	Mercedita S. Nolleto	1	0.03%
10.	Paulloindo A. Elauria	1	0.03%
11.	Rex Ma. A. Mendoza	1	0.03%
12.	Others	8	0.23%

Class B Shares

	Stockholder Name	No. of Shares	Percentage per Class of Shares
1.	Ayala Land, Inc.	431	22.10%
2.	Subic Bay Development & Industrial Estate Corp.	16	0.82%
3.	Others (1,497 Shareholders)	1,503	77.08%

Class C Shares

	Stockholder Name	No. of Shares	Percentage per Class of Shares
1.	Ayala Land, Inc.	352	70.40%
2.	Subic Bay Development & Industrial	31	6.20%

	Estate Corp.		
3.	Others (112 Shareholders)	117	23.40%

Class D Shares

	Stockholder Name	No. of Shares	Percentage per Class of Shares
1.	Ayala Land, Inc.	702	100.00%

Class E Shares

	Stockholder Name	No. of Shares	Percentage per Class of Shares
1.	Ayala Land, Inc.	702	100.00%

C. Dividends

Article Seventh, Paragraph B (2) of the Club's Amended Articles of Incorporation provides, "x xx No profit shall inure to the exclusive benefit of any of its shareholders, hence, no dividends shall be declared in their favor. Shareholders shall only be entitled to a pro-rata share of the assets of the Club at the time of the dissolution or liquidation thereof."

D. Recent Sales of Unregistered or Exempt Securities

There was no sale of unregistered securities of the Club nor the issuance of securities of the Club constituting an exempt transaction in 2022.

Item 6. Management's Discussion and Analysis

A. Results of Operations

Total Club revenues for CY 2022 reached ₱ 282.07 million which was significantly higher than CY 2021 by ₱175.40 million or 164.43%.

- Sale of goods totaled ₱121.94 million or 43.23% of total Club revenues, higher by ₱101.84 million or 506.54 % as compared to last year.
- Service income amounted to ₱82.92 million or 29.40% of total Club revenues, significantly increased by ₱71.15 million or 604.43% as compared to last year.
- Membership dues recorded at ₱64.85 million or 22.99 % of the total Club revenues, higher by ₱2.43 million or 3.89% as compared to last year.
- Transfer Fee for the period reached ₱12.36 million or 4.38% of the total Club revenues, slightly higher by 0.18% as compared to previous year.

Total cost and expenses for the year was recorded at ₱277.07 million which was ₱117.37 million or 73.50% higher as compared last year.

- Cost of sales recorded at ₱107.92 million or 38.95% of total cost and expenses, an increase of ₱65.48 million or 154.28% compared to previous year.
- Cost of services reached at ₱74.04 million or 26.72 % of the total cost and expenses. Higher by ₱27.58 million or 59.38 % compared to previous year.

- General and administrative expenses amounted to ₱95.11 million or 34.33% of total cost and expenses. Higher by ₱24.31 million or 34.34% as compared to previous year.

Other income computed at ₱14.74 million at the end of the year. Lower by ₱7.83 million or 34.68% as compared to CY 2021.

- Increase in the interest income for the year ended 2022, recorded at ₱3.21 million or 1.14% of total Club revenues, higher by ₱3.14 million as compared to last year.
- Miscellaneous income recorded at ₱11.54 million or 4.09% of the total Club revenues, decreased by ₱10.97 million or 48.73% compared to previous year

Provision for income tax computed amounting to ₱0.69 million, higher compared to the prior year due to the MCIT.

After the remeasurement gain on pension liabilities amounting to ₱1.37 million, the Club resulted to a Total Comprehensive Income of ₱20.42 million in CY 2022.

B. Financial Condition

Total assets of the Club as of December 31, 2022 increased to ₱763.90 million from last year's ₱725.68 million. An increase of ₱38.22 million or 5.27%.

- Cash and cash equivalents recorded at ₱23.23 million or 3.04% of total assets, lower by ₱1.67 million as compared from last year of ₱24.90 million.
- As of December 31, 2022, the Club investments in financial assets at fair value through profit or loss amounted to ₱5.13 million, which is 0.67% of total assets. Lower by ₱94.59 million due to transfer of fund to intercompany lending.
- Accounts and other receivables increased from last year of ₱23.17 million to ₱28.18 million of December 31, 2022. Higher by ₱5.01 million or 21.61%.
- Receivables from affiliates increased to ₱152.10 million or 19.91% of total assets, from ₱10.74 million of the prior year. Higher by ₱141.36 million or 1,316.34% as compared to CY 2021.
- Inventories recorded at ₱4.99 million as of December 31, 2022, 0.65% of total assets, ₱ 1.60 million or 47.08% higher compared to prior year of ₱3.39 million.
- Other current assets amounted to ₱21.70 million, 2.84% of total assets, increased by ₱4.28 million or 24.54% compared to previous year balance of ₱17.42 million.
- Property and equipment (net of depreciation), which is 68.74% of total assets, amounted to ₱525.14 million as of December 31, 2022, or a decrease of 3.16% as against last year of ₱542.30 million.
- Advance and other noncurrent assets amounted to ₱3.42 million, or a decrease of 14.87% as compared with previous year of ₱4.02 million.

Total current liabilities of the Club recorded at 11.70% of total Liabilities & Equity, which amounted to ₱89.37 million, 23.68% higher than the previous year of ₱72.26 million.

- Accounts and other payables, recorded at ₱41.39 million, 5.42% of total liabilities and equity, almost in line with prior year of ₱41.35 million.
- Contract liabilities recorded at ₱20.79 million, 2.72% of total liabilities and equity, lower by ₱2.45 million or 10.52% as compared to previous year of ₱23.24 million
- Payables to affiliates recorded an increase of ₱19.51 million or 254.47%, from ₱7.67 million as of December 31, 2021 to ₱27.18 million as of December 31, 2022.

Non-current liability recorded at ₱11.68 million or 1.53% of the Total Liabilities and Equity. Higher by ₱0.69 million or 6.27% as compared to prior year's ₱10.99 million.

- Pension liability computed at ₱10.18 million, 1.33% of total liabilities and equity, an increase of ₱0.15 million as compared to prior year of ₱10.02 million. The movement was due to assumption changes used to calculate the DBO.
- Recorded a deferred tax liability of ₱1.50 million for the year, tax impact of the pension liability recalculation.

C. Statement of Cash Flow

- Cash provided by operating and investing activities for the year ended 2022 was recorded at ₱53.87 million and ₱74.46 million, respectively.
- Cash used in financing activities for year ended 2022 recorded at ₱130.00 million.
- At the end of the year 2022, the cash balance amounted to ₱23.23 million.

Key Performance Indicators

The Club monitors its performance and benchmarks itself to prior years' results in terms of the following indicators:

		December 2022	December 2021
CURRENT RATIO =	Current Asset	235,336,649	179,358,744
	Current Liabilities	89,369,539	72,261,136
		2.63	2.48
DEBT RATIO =	Total Debt	101,046,809	83,249,498
	Total Asset	763,898,824	725,679,877
		13.2%	11.5%
DEBT-EQUITY RATIO =	Total Debt	101,046,809	83,249,498
	Total Equity	662,852,015	642,430,380
		15.2%	13.0%
GROSS PROFIT MARGIN =	Sales - Cost of Sales & Services	100,104,940	17,772,265
	Sales	282,068,256	106,670,861
		35.5%	16.7%
FREE CASH FLOW =	Cash Flow Provided by Operating Activities - Cash Flow in Investing and Financing Activities	53,865,543	4,895,376
		(55,536,959)	7,434,284
		(1,671,416)	12,329,660

Compared with CY 2021, the top five key Club performance indicators in CY 2022 are as follows:

Current Ratio of 2.63:1 increased versus 2.48:1 in 2021, Debt Ratio of 13.2% was higher compared to 11.5% in 2021. Debt-Equity Ratio increased to 15.2% compared to 13.0% in 2021. Gross Profit Margin of 35.5% was significantly higher than 2021 of 16.7%. A net cash decrease of ₱1.67 million for 2022.

There are no known trends, demands, commitments, events or uncertainties that will result in or that are reasonably likely to result in the Club's liquidity increasing or decreasing in any material way.

The Club does not have, nor does it anticipate, any cash flow or liquidity problems. The Club is not in default or breach of any note, loan, lease or other indebtedness or financing arrangement requiring it to make payments. There is no significant amount of the Club's trade payables which have not been paid within the stated trade terms.

There are no events that will trigger direct or contingent financial obligation that is material to the Club, including any default or acceleration of an obligation.

There are no material off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships of the Club with unconsolidated entities created during the reporting period.

There is no material commitment for capital expenditures other than those performed in the ordinary course of trade or business.

There is a known viral outbreak known as Novel Coronavirus (NCov) in mainland China that have resulted to unfavorable impact on net sales or revenues or income from operations.

There are no significant elements of income or loss that did not arise from the Club's operating activities.

There has not been any seasonal aspect that had a material effect on the financial condition or results of operations.

Item 7. Financial Statements

The 2022 Audited Financial Statements are attached hereto and form an integral part hereof as **Annex A**.

Item 8. Changes in and Disagreements with Accountants on Accounting and Financial Disclosure

The Club has engaged the services of SGV & Co. during the two most recent fiscal years. There were no disagreements with SGV & Co. on any matter of accounting and financial disclosure.

PART III - CONTROL AND COMPENSATION INFORMATION

Item 9. Directors and Executive Officers of the Issuer

The information on the directors, corporate officers and key executive officers of the Club is attached hereto as **Annex B**.

Significant Employees

The Club considers its entire work force as significant employees. Everyone is expected to work together as a team to achieve the Club's goals and objectives.

Family Relationships

None of the Directors, Executive Officers or Corporate Officers are related to each other.

Involvement in Certain Legal Proceedings (over the past 5 years)

None of the directors or executive officers is involved in any material pending legal proceeding in any court or administrative agency of the government.

- a. None of them has been involved in any bankruptcy petition.
- b. None of them has been convicted by final judgment in a criminal proceeding or being subject to a pending criminal proceeding, both domestic and foreign.
- c. None of them has been subject to any order, judgment or decree of any court of competent jurisdiction (domestic or foreign) permanently or temporarily enjoining, barring, suspending or otherwise limiting their involvement in any type of business, securities, commodities or banking activities.
- d. None of them has been found by a domestic or foreign court of competent jurisdiction (in a civil action), the Commission or comparable foreign body, or a domestic or foreign exchange or other organized trading market or self-regulatory organization, to have violated a securities or commodities law or regulation.

Item 10. Executive Compensation

(a) **Executive Compensation**

- (1) Directors. Article VII, Section 1 (2nd paragraph) of the Club’s Amended By-Laws provides:

“ xxx Directors shall receive no salaries from the Club.”

- (2) Executive Officers

Ayala Land Club Management, Inc. (“ACMI”), a wholly owned subsidiary of Ayala Land, Inc., manages the operation of the Club under a Management Agreement.

Below is the summary of the aggregate compensation paid or accrued during the last two (2) years and the ensuing fiscal year to the Company’s President and other most highly compensated executive officers (excludes other managers):

Name	Principal Position	(Projected) 2023	2022	2021
Paullolindo A. Elauria	President	-	-	-
Joseph Carmichael Z. Jugo	Vice President	-	-	-
Dindo R. Fernando	Treasurer	-	-	-
Marie Jovie B. Reyes*	General Manager	N/A	N/A	2,302,000
Emmanuel G. Villarba**	Financial Controller			
Heidi Rosalie Hocson***	General Manager	-	-	-
Neal C. Perez****	Finance Director	-	7,874,560	3,887,400
Vladimir S. Lorilla	Executive Chef	3,603,472		
Antonio B. Geronimo	F&B Manager			
All other officers as a group unnamed*****		4,670,571	7,243,113	4,426,472

*Until October 31,2021 only.

**Until July 31,2021 only.

***Effective November 11, 2021 and hired under ACMI.

****Effective January 1,2023 hired under ALPI.

*****Other officers and managers.

Mr. Paullolindo A. Elauria, Mr. Joseph Carmichael Z. Jugo, and Mr. Dindo R. Fernandez are not directly employed by the Club and thus receive no compensation from the Club.

(3) Compensation of Directors

The Club has no standard arrangements with regard to the remuneration of its Directors for any services provided as director. Nor are there any other arrangements, including consulting contracts, pursuant to which any Director was compensated for any service provided as Director.

(4) Employment Contracts and Termination of Employment and Change-in-Control Arrangements

The employment of the executive officers is covered by letters of appointment executed by the Club stating therein their respective job functionalities, among others.

(5) Warrants and Options Outstanding

The Club has not offered any stock warrants or stock options to any of its Directors, Executive Officers or employees.

Item 11. Security Ownership of Certain Beneficial Owners and Management

(a) **Security Ownership of Certain Record and Beneficial Owners (of more than 5%) of Common Shares as of 31 December 2022***

Type of Class	Name	Name of Beneficial Owner & Relationship w/ Record Owner	Citizenship	No. of Shares	Record/ Beneficial Owner	Percentage per Class of Shares
Class A (Founders')	Ayala Land, Inc.	Ayala Land, Inc.	Filipino	3,250	R/B	72.28%
Class B	31/F Tower	is both		431		
Class C	One & Exchange	beneficial and		352		
Class D	Plaza	record owner.		702		
Class E	Ayala Avenue Makati City			180		
Class A (Founders')	Subic Bay Development & Industrial Estate Corp.	Subic Bay Development & Industrial Estate Corp.	Filipino	201	R/B	3.65%
Class B	8/F Vernida IV Condominium	is both		16		
Class C	128 L.P. Leviste St.	beneficial and record owner.		31		

	Salcedo Village Makati City					
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**as recorded in the books of the Stock and Transfer Agent*

- The Board of Directors of Ayala Land, Inc. (“ALI”) has the power to decide how ALI’s shares in the Club are to be voted. Messrs. Augusto D. Bengzon and Joseph Carmichael Z. Jugo have been named and appointed to exercise the voting power.
- Subic Bay Development & Industrial Estate Corp. (“SUDECO”), the significant stockholder of the Club, owns 3.662% of the total outstanding shares of the Club. The Board of Directors of SUDECO has the power to decide how SUDECO’s shares in the Club are to be voted. Ms. Jocelyn F. De Leon has been named and appointed to exercise the voting power.

(b) **Security Ownership of Management as of 31 December 2022**

TYPE OF CLASS	NAME	POSITION	NO. OF SHARES	RECORD / BENEFICIAL OWNER	CITIZENSHIP	PERCENTAGE
Class A	Augusto D. Bengzon	Chairman of the Board	1	R	Filipino	0.018%
Class A	Paullolindo A. Elauria	President & Director	1	R	Filipino	0.018%
Class B	Joseph Carmichael Z. Jugo	Vice-President & Director	1	R/B	Filipino	0.018%
Class A	Dindo R. Fernando	Treasurer & Director	1	R	Filipino	0.018%
Class A	Antonino T. Aquino	Director	1	R	Filipino	0.018%
Class A	Jocelyn F. De Leon	Director	1	R	Filipino	0.018%
Class A	Mercedita S. Nolleto	Director	1	R	Filipino	0.018%
Class B	Paolo O. Viray	Director	1	R/B	Filipino	0.018%
Class A	Rex Ma. A. Mendoza	Independent Director	1	R	Filipino	0.018%
Class A	Jessie D. Cabaluna	Independent Director	1	R	Filipino	0.018%
Class A	Jesus Emmanuel M. Yujuico	Independent Director	1	R	Filipino	0.018%

-	Solomon M. Hermosura	Corporate Secretary	-	-	Filipino	-
-	Ma. Paula G. Romero-Baustista	Assistant Corporate Secretary	-	-	Filipino	-
-	Amelia Ann T. Alipao	Data Protection Officer	-	-	Filipino	-
-	Neal C. Perez	Compliance Officer and Finance Director	-	-	Filipino	-
-	Heidi Rosalie R. Hocson	General Manger	-	-	Filipino	-
Security Ownership of all Directors and Officers			11			0.203%

None of the members of the Club's directors and management owns 2.0% or more of the outstanding capital stock of the Club.

(c) Voting Trust Holders of 5% or More

The Club knows of no person holding more than 5% of common shares under a voting trust or similar agreement.

(d) Change in Control

No change of control in the Club has occurred since the beginning of its last fiscal year.

Item 12. Certain Relationships and Related Transactions

Please refer to Note 17, *Related Party Transactions*, of the Notes to Financial Statements of the 2022 Audited Financial Statements, which is incorporated herein in the accompanying Index to Exhibits.

PART IV – CORPORATE GOVERNANCE

Item 13. Corporate Governance

The Club amended the Manual of Corporate Governance on July 8, 2020 in accordance with the provisions of SEC Memorandum Circular No. 24, Series of 2019. The Club is attentive to the rules of the Securities and Exchange Commission ("*SEC*") so that improvements to its corporate governance policies may be faithfully adopted and implemented.

- a. By resolution of the Board of Directors on December 10, 2020, the Club organized the Corporate Governance Committee and elected 3 members to the Committee, a majority of whom are independent directors.
- b. The Club organized a Nomination Committee in accordance with Section 38 of the Securities and Regulation Code. The creation of this committee was ratified in the July 31, 2009 annual stockholders' meeting. The amendment of the By-laws to create the Nomination Committee was approved by the Securities and Exchange Commission as of January 26, 2010.

- c. The Club organized an Executive Committee that will exercise the powers of the Board in the day-to-day management of the business and affairs of the Club. The amendment of the By-laws to create the Executive Committee was approved by the Securities and Exchange Commission as of January 26, 2010.
- d. The Club's Management measures guest patronage through comment cards distributed to members and guests who availed of the facilities of the Club. The results of these comment cards are regularly submitted to the Executive Committee and the Board of Directors for proper evaluation and feedback. These measures shall continue to be undertaken by the Club to fully comply with the adopted leading practices on good corporate governance.
- e. There were no deviations from the Club's Manual of Corporate Governance.

PART V - EXHIBITS AND SCHEDULES

Item 14. Exhibits and Reports on SEC Form 17-C

(a) Exhibits

Attached hereto are the following exhibits:

Annex A: Audited Financial Statements as of December 31, 2022

Annex A-1: Schedules A-G – Supplementary Schedules Required by SRC 68-E

Annex B: Directors, Corporate Officers, and Key Executive Officers

(b) Reports on SEC Form 17-C

The following reports on SEC Form 17-C, as amended, was filed during the six (6)-month period immediately preceding the period covered by this report:

SEC Form 17-C dated May 12, 2022: disclosing the setting of the 2022 Annual Stockholders Meeting for July 29, 2022.

SEC Form 17-C dated June 23, 2022: disclosing the notice and agenda for the 2022 Annual Stockholders' Meeting.

SEC Form 17-C dated August 3, 2022: disclosing the following results of the 2022 Annual Stockholders' Meeting and Organizational Board of Directors' Meeting held on July 29, 2022:

- (a) approval of the minutes of the 2021 annual stockholders' meeting held on July 30, 2021;
- (b) ratification of the acts of the board of directors, board committees and management beginning July 30, 2021 until July 29, 2022;
- (c) approval of the President's report, including the audited financial statements as of December 31, 2021;
- (d) election of the following as directors effective immediately until their successors are elected and qualified:

Augusto D. Bengzon	Joseph Carmichael Z. Jugo
Paulloindo A. Elauria	Merceidita S. Nolleto
Antoino T. Aquino	Paolo O. Viray
Jocelyn F. de leon	Jessie Cabaluna (independent director)
Dindo R. Fernando	Rez Ma. A. Mendoza (independent director)
	Jesus Emmanuel M. Yujuico. (independent director)

- (e) appointment of SyCip ,Gorres, Velayo & Co as the external auditor of the company for the fiscal year 2022-2023;
- (f) appointment of officers and committee members of the Board of Directors and designation of Ma. Rex A. Mendoza as lead independent director.

SEC Form 17-C dated November 23, 2022: disclosing the approval by the Board of Directors on November 21, 2022of (a) adoption of the Charter of the Board of Directors and the Charter of the Executive Committee; (b) change in stock transfer agency from BPI Stock Transfer Office (BPI STO) to Stock Transfer Services, Inc. effective January 1, 2023.

SIGNATURES

Pursuant to the requirements of Section 17 of the Code and Section 141 of the Corporation Code, this report is signed on behalf of the issuer by the undersigned; thereunto duly authorized, in the City of Makati on the April 14 2023.

By:



Signature and Title : **AUGUSTO D. BENGZON**
Chairman



Signature and Title : **PAULLOLINDO A. ELAURIA**
President



Signature and Title : **DINDO R. FERNANDO**
Treasurer



Signature and Title : **NEAL C. PEREZ**
Finance Director & Compliance Officer



Signature and Title : **SOLOMON M. HERMOSURA**
Corporate Secretary

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
Makati City) SS.

BEFORE ME, a Notary Public for and in the City of Makati, this APR 14 2023, personally appeared the following:

Anvaya Cove Beach & Nature Club, Inc.
represented by:

<u>Name</u>	<u>Government ID</u>	<u>Date & Place of Issue</u>
Augusto D. Bengzon	Passport No. P4323352B	Jan. 8, 2020/DFA NCR East
Paullolindo A Elauria	Driver's License NO4-96-359311	Dec. 20,2021/LTO
Dindo R. Fernando	Passport No. P53899687B	Aug. 7,2020/DFA NCR
Neal C. Perez	Driver's License C09-93-048756	June 14, 2019/LTO
Solomon M. Hermosura	Passport No. P3081434B	Oct. 14, 2019/DFA NCR East

who are personally known to me and identified by me through competent evidence of identity to be the same persons described in the foregoing instrument, who acknowledged before me that their respective signatures on the instrument were voluntarily affixed by them for the purposes stated therein, and who declared to me that they have executed the instrument as their free and voluntary act and deed and that they have the authority to sign on behalf of their respective principals.

WITNESS MY HAND AND NOTARIAL SEAL affixed at the place and on the date first above written.

Doc. No. 165 ;
Page No. 24 ;
Book No. XXXIX
Series of 2023.



Maria Paula G. Romero-Bautista
MARIA PAULA G. ROMERO-BAUTISTA
Notary Public - Makati City
Appt. No. M-079 until December 31, 2023
Roll of Attorneys No. 58335
IBP No. 264594 - 01/03/2023 - Makati City
PTR No. 9566341MM - 01/03/2023 - Makati City
MCLE Compliance No. VII-0020268 - 06/02/2023.
4th Floor Tower One and Exchange Plaza
Ayala Triangle, Ayala Avenue
Makati City, Philippines

ANNEX A
Audited Financial Statements as of December 31, 2021

ANNEX A-1
Schedules A-G – Supplementary Schedules
Required by SRC 68-E

ANNEX B

BOARD OF DIRECTORS, CORPORATE OFFICERS AND KEY EXECUTIVE OFFICERS

The write-ups below include positions currently held by the directors, corporate officers, and nominees to the Board of Directors, as well as positions held during the past five (5) years.

Incumbent Board of Directors

Augusto D. Bengzon	Mercedita S. Nollo
Paullolindo A. Elauria	Dindo R. Fernando
Antonino T. Aquino	Rex Ma. A. Mendoza (independent director)
Jocelyn F. De Leon	Jessie D. Cabaluna (independent director)
Joseph Carmichael Z. Jugo	Jesus Emmanuel M. Yujuico (independent director)
Paolo O. Viray	

Incumbent Corporate Officers

Chairman	Augusto D. Bengzon
President	Paullolindo A. Elauria
Vice-President	Joseph Carmichael Z. Jugo
Treasurer	Dindo R. Fernando
Finance Director & Compliance Officer	Neal C. Perez
General Manager	Heidi Rosalie R. Hocson
Corporate Secretary	Solomon M. Hermosura
Assistant Corporate Secretary	Maria Paula G. Romero-Bautista
Data Protection Officer	Amelia Ann T. Alipao

Augusto D. Bengzon, Filipino, 60, has served as Director of the Club since its incorporation, as Treasurer and Compliance Officer since March 15, 2017 until September 24, 2021, and was then elected as Chairman of the Board on September 25, 2021. He was elected as Chairman of Anvaya Cove Beach and Nature Club, Inc. on July 30, 2021. He is currently the Senior Vice President, Chief Finance Officer, Chief Compliance Officer and Treasurer of Ayala Land, Inc. He is a Director of AREIT, Inc. and ACE Enexor, Inc. and Treasurer of AyalaLand Logistics Holding Corp., publicly listed companies under the Ayala Group. His other significant positions include: Chairman of Aprisa Business Process Solutions Inc., Anvaya Cove Golf and Sports Club, Inc. and Anvaya Cove Beach and Nature Club, Inc.; Director and Chief Finance Officer of Altaraza Development Corporation; Director and Treasurer of ALI Eton Property Development Corp., Aurora Properties Inc., AyalaLand-Tagle Properties, Inc., Ceci Realty Inc., Philippine Integrated Energy Solutions Inc. and Vesta Property Holdings Inc.; Director of AG Counselors Corporation, Alviera Country Club Inc., Amicassa Process Solutions, Inc., Makati Development Corp., Northgate Hotel Ventures, Inc., Station Square East Commercial Corp. and Southerst Hotel Ventures, Inc.; Comptroller of Nuevocentro, Inc.; Treasurer and Chief Finance Officer of Portico Land Corp.; Treasurer of Alabang Commercial Corporation, AKL Properties, Inc., Alveo Land Corp., Amaia Land Corp., Avida Land Corp., AyalaLand Premier Inc., Ayala Property Management Corporation, Bellavita Land Corp., BGNorth Properties, Inc., BGSouth Properties, Inc., BGWest Properties, Inc., Serendra Inc., The Suites at One Bonifacio High Street Condominium Corp. and Hero Foundation, Inc.; Assistant Treasurer of Ayala Greenfield Golf & Leisure Club, Inc. and Ayala Greenfield Development Corporation; Trustee of Philippine National Police Foundation, Inc.. He received his Bachelor of Science degree in Business Management from the Ateneo de Manila University and is a graduate of the Philippine Trust Institute. He was granted the Andres K. Roxas scholarship at the Asian Institute of Management where he received his Masters in Business Management degree.

Paullolindo A. Elauria, 57, Filipino, has served as the President of the Club since October 17, 2017 and Director of the Club since its incorporation in 2005. He also serves as a Director and Vice President for Operations of Anvaya Cove Golf and Sports Club, Inc. He has been the President of SUDECO since 2002. He is also the President of the Philippine Petrochemical Products, Inc., Seaport Development and Industrial Corporation, Leungs Holdings, Inc., Subic West Integrated Development Corporation, Sideli International Trading Corporation, Zambales Farms and Forest, Inc., Shining Star Corporation, and Subic West Development Corporation. He holds a Bachelor of Laws Degree from the Manuel L. Quezon University and passed the bar in 1992. Atty. Elauria is also a Professor of Commercial, Civil, and Labor Laws, having taught at De La Salle University and Manuel L. Quezon University. He graduated with a Bachelor's degree in Mathematics for Teachers from the Philippine Normal University in 1986 and Bachelor of Laws at the Manuel L. Quezon University in 1992. He is the Founder, President and Commissioner of the Professional Chess Association of the Philippines, the first and only government-licensed professional chess league in the world.

Antonino T. Aquino, 75, Filipino, has served as Director of the Club since 2009. He has also served as Director of Ayala Land Inc. (ALI) since April 2009. He is also a Director of Manila Water Company, Inc. (MWC), another publicly listed company, since 1999. He was the President of ALI from April 2009 to April 2014, of MWC from April 1999 to April 2009, and of Ayala Property Management Corporation from 1989 to 1999. He was connected with IBM Philippines, Inc. since 1968 and was Business Unit manager when he left in 1980. He has been with the Ayala Group in various capacities for the past forty-one (41) years and has held the position of Senior Managing Director in Ayala Corporation. Currently, he is a Director of the following non-listed companies: AIA Philippines Life & General Insurance Co., Nuevocentro, Inc., and Mano Amiga Academy, Inc. He is a member of the Multi Sectoral Advisory Board of the Philippine Army and the Multi Sector Governance Council of the Armed Forces of the Philippines. He is in the Advisory Board of Hero Foundation. He was named "Co-Management Man of the Year 2009" by the Management Association of the Philippines for his leadership role in a very successful waterworks privatization and public-private sector partnership. In 2015. Recently he was conferred as Honorary Fellow by the Institute of Corporate Directors (ICD). He earned a degree in BS Management and completed academic requirements for Masters in Business from the Ateneo de Manila University in 1968 and 1975, respectively

Jocelyn F. De Leon, 62, Filipino, has served as Director of the Club since 2011. She is the Executive Vice President-Marketing and Director of SUDECO. She is presently Director of Philippine Petrochemical Products, Inc.; Executive Vice President and Director of Solar Plastics Corporation; Chief Executive Officer/Vice Chairman of the Board and Director of Subic West Integrated Dev. Corporation; Director of Seaport Development & Industrial Corporation; Corporate Secretary and Director of Zambales Farms & Forest Dev. Inc.; and Director of Silanguin Bay Corporation. She was formerly General Manager of Premier Creative Packaging Inc. until September 2003 and Business Manager and Accountant of Ekistic Mobility Consultant, Inc., a corporation domiciled in Torrance, California USA, a position she held until October 1993. She was also former General Manager of Lowell Cost Plus Inc., a corporation domiciled in Redondo Beach California, USA, and Corporate Planner in Phil. Petrochemical Products Inc. in Makati City, Philippines. Ms. De Leon graduated with a degree in Bachelor Science, Major in Marketing at the De La Salle University in Manila on March 1986 and took post-graduate studies at the same university in Masters in Business Administration.

Joseph Carmichael Z. Jugo, 48, Filipino, has served as Director and Vice President of the Club since October 2018. He is currently the Vice-President of the Club. He is concurrently President & Director of Ayalaland Premier, Inc. and BGWest Properties Inc.; Chairman & President of Roxas Land Corp., OLC Development Corp., Southportal Properties, Inc.; Vice Chairman & President of Ayala Hotels, Inc.; President of Ayalaland-Tagle Properties, Inc.; Chairman of Ayalaland Sales, Inc., AyalaLand Club Management, Inc., Verde Golf Development Corp., Anvaya Environmental Foundation, Inc; Director, President & Chief Executive Officer of Ayala Greenfield Development Corp., Ayala Greenfield Golf & Leisure Club, Inc.; Director and President of Anvaya Cove Golf and Sports Club

Inc.; President of Garden Towers Condo Corp.; Director of Amicassa Process Solutions, Inc., Serendra, Inc., Ayala Center Estate Association, and Algofil Inc. In his 20 years in the company, he has been a part of and handled various business lines including business development for the retail and malls group, project development for the residential business group, project development for the leisure group and sales for the local and international markets. He graduated from the Ateneo de Manila with a degree in Management Economics in 1997 and completed his MBM from the Asian Institute of Management (with Distinction) in 2002. He attended the International Graduate Student Exchange Program at the Tuck School of Business, Dartmouth College in 2002 and completed the INSEAD Asian International Executive Programme (AIEP) in 2015.

Paolo O. Viray, 43, Filipino, has served as director of the Club since October 2018. He is currently the Head of Sales and Marketing for Ayala Land Premier. He is concurrently the President of Ayala Land Sales, Inc.; a Director of Ayala Land International Sales, Inc. and Anvaya Cove Golf and Sports Club Inc.; and, a Director and Vice President of Ayala Greenfield Golf and Leisure Club, Inc. He served as General Manager for Ayala Land International Marketing, USA, and General Manager for Ayala Greenfield Development Corporation, and Project Development Manager for Ayala Land Premier. He joined Ayala Land in 2004 and has been involved in various residential and special projects handling business development and project development. He holds a degree in Civil Engineering from De La Salle University, Manila and a Master's Degree in Business Administration from Hult International Business School, San Francisco, California.

Mercedita S. Nolleto, 82 years old. Currently a member of the Board of Trustees of Ayala Foundation, Inc., BPI Foundation, Inc., Advisory Board of Ayala Land, Inc. and the BPI Advisory Council. She also served as member of the Board of Directors of BPI for thirty years from 1991 to 2021. She likewise served as the Chairman of the BPI's Retirement & Pension Committee and a member of the Corporate Governance Committee. She was a member of the Board of Directors of Ayala Corporation from 2004 until September 2010. Mrs. Nolleto is a Non-Executive Director of Xurpas, Inc. and an Independent Director of D&L Industries, Inc., both PSE-listed companies. She serves as Director of Ayala Land Commercial REIT, Inc., Michigan Holdings, Inc. and Anvaya Cove Beach and Nature Club, Inc. as well as Vice-President of Sonoma Properties, Inc. Ms. Nolleto graduated with the degree of Bachelor of Science in Business Administration major in Accounting (magna cum laude) from the University of the Philippines in 1960 and placed second at the Certified Public Accountant Licensure Board Examination administered in the same year. In 1965, she obtained her Bachelor of Laws degree (cum laude) also from the University of the Philippines where she also placed second at the Bar Examination held in the same year.

Dindo R. Fernando, 54, Filipino, has served as a Director and Treasurer of the Club since March 14, 2017. He holds the position of Vice President of Ayala Land Inc. and is concurrently the Head of the External Affairs Division. Presently, he is a Board Member of the Makati Parking Authority, Corporate Secretary of Santa Rosa (Laguna) Business Club, Board Member of the Calamba City Business Club and Vice President of Avida Towers Makati West Condominium Corporation. Prior to joining ALI, he was Head of Political Research at the Makati Business Club where he oversaw congressional research, analysis and publication. He graduated with a degree in AB Political Science from the Lyceum of the Philippines in 1989.

Rex Ma. A. Mendoza, 60, Filipino, was a Director of the Club since Incorporation to July 25, 2014, and has served as an Independent Director of the Club since December 2020. He has also serves as an Independent Director of Ayala Land, Inc. since April 22, 2020. He is the President & CEO of Rampver Financials, a dynamic player in financial services specializing in investments, and one of the biggest distributors of mutual funds in the Philippines. He currently serves as the lead independent director of Globe Telecom, Inc., a publicly listed company and an independent director of the National Reinsurance Corporation of the Philippine, also publicly listed companies. He is Chairman of the Board of Singlife Philippines, Inc.. He is also a director of the Cullinan Group, Esquire Financing, Inc., Mobile Group, Inc., Seven Tall Trees Events Company, Inc., TechnoMarine Philippines and Seedbox Technologies

Inc. He is a member of Bro. Bo Sanchez' Mastermind Group, and is cited by many as one of the best leadership, business strategy, investments, marketing and sales speakers in the country. He is the author of two books, Trailblazing Success and Firing On All Cylinders, both certified national bestsellers. He served as the President & CEO of Philam Life, one of the country's most trusted financial services conglomerates and was Chairman of its affiliates and subsidiaries. He was also Senior Adviser to the Chief Executive Officer of the AIA Group. Prior to this, he was previously Senior Vice President and Chief Marketing and Sales Officer of ALI. He was also Chairman of Ayala Land International Sales, Inc., President of Ayala Land Sales, Inc., and Avida Sales Corporation. He has a Master's Degree in Business Management with distinction from the Asian Institute of Management. He was one of the 10 Outstanding Graduates of his batch at the University of the Philippines where he obtained a BSBA degree with a double major in marketing and finance. He was awarded Most Distinguished Alumnus of the UP Cesar Virata School of Business. He is also a Fellow with Distinction at the Life Management Institute of Atlanta, Georgia, USA, a Registered Financial Planner (RFP) and a four-time member of the Million Dollar Round Table (MDRT). He was a professor of Marketing and Computational Finance at the De La Salle University Graduate School of Business. He taught strategic marketing, services marketing and services strategy. He has served as Chairman of the Marketing Department and was awarded as one of the University's most outstanding professors.

Jessie D. Cabaluna, Filipino, 66, has served as an Independent Director of the Club since July 30, 2021. She was the Assurance Partner and Head of Market Circle-I-Bacolod Branch of SyCip Gorres Velayo & Co. until she retired in 2017, an Independent Director of AllHome Corp., AllDay Marts, Inc., and AREIT, Inc. She is also the President of Stetchwork since September 18, 2019. She is a Certified Public Accountant. She joined SGY in 1978 and was a partner from 1997 to 2017. She graduated with a degree in Bachelor of Science in Commerce, major in Accounting from University of St. La Salle in 1977. She also completed the Management Development Program from the Asian Institute of Management in 1988, and Advance Management Program from the Harvard Business School in 2012. She also completed Finance for Corporate Directors Program in 2017.

Jesus Emmanuel M. Yujuico, Filipino, 55, has served as an Independent Director of the Club since July 30, 2021. He has been a director of DDMP REIT Inc. since 2014, his family's real estate joint venture with Double Dragon Properties Corporation. He also manages his family's interests in commercial real estate. He is the Chief Executive Officer of Istana Development Corporation. Previously, he co-founded a financial consulting firm in Silicon Valley and worked in Corporate Finance for Applied Materials Corporation in Santa Clara, California and Eaton Corporation in Cleveland, Ohio. He is a graduate of the Amos Tuck School of Business at Dartmouth in Hanover, New Hampshire and holds a Bachelor's degree in Economics from Bowdoin College in Brunswick Maine where he graduated with honors.

Neal C. Perez, Filipino, 50, has been elected as Compliance Officer and Finance Director of the Club effective November 11, 2021. He has multiple certifications, both local and international, namely: Certified Public Accountant (CPA), Certified Management Accountant (CMA), Certified Internal Auditor (CIA), Certified Forensic Accountant (CrFA), Certified Internal Controls Auditor (CICA) and Certification in Risk Management Assurance (CRMA). He has an impeccable professional track record as Finance and Compliance Director, Finance Controller, Finance Manager and Internal Auditor in various sectors including hospitality, gaming, real estate, utilities, consumer electronics and government services. As an ISO Quality Management Representative (QMR), he successfully initiated and implemented the ISO 9001 Quality Management System (QMS) program in frontline services and back office functions. Mr. Perez holds a Master's Degree in Business Management from the University of the Philippines - Diliman and double Bachelor's Degrees in Commerce and Accountancy from Saint Louis University where he graduated Magna Cum Laude and Cum Laude, respectively.

Heidi Rosalie R. Hocson, Filipino, 47, has been elected as the General Manager of the Club effective November 11, 2021. She brings with her more than twenty-five (25) years of expertise in the hospitality industry. With a strong background in Food & Beverage, she has successfully handled properties in El

Nido as Resort Manager under Ayala Hotels and Resorts Corporation. Her portfolio includes certifications as Certified Guest Service Professional (CGSP) and Certified Hotel Administrator (CHA) from the American Hotel and Lodging Education Institute. She finished her BS Psychology and AB Guidance and Counselling at St. Scholastica's College, Manila.

Solomon M. Hermosura, Filipino, 61, has served as the Corporate Secretary of the Club since July 30, 2021. He is the Group General Counsel of the ALI since April 2015. He is a Managing Director of Ayala Corporation and a member of its Management Committee since 2009 and the Ayala Group Management Committee since 2010. He is the Group Head of Corporate Governance, Chief Legal Officer, Compliance Officer, Corporate Secretary and Data Protection Officer of Ayala Corporation. He is the CEO of Ayala Group Legal. He also serves as Corporate Secretary of Globe Telecom, Inc., Integrated Micro-Electronics, Inc., Ayala Foundation, Inc., AREIT, Inc. and AC Energy Philippines, Inc. He also serves as a Corporate Secretary and a member of the Board of Directors of a number of companies in the Ayala group. Mr. Hermosura is currently a member of the faculty of the College of Law of San Beda University. He graduated valedictorian with Bachelor of Laws degree from San Beda College in 1986 and placed third in the 1986 Bar Examination.

Maria Paula G. Romero-Bautista, Filipino, 38, has served as Assistant Corporate Secretary of the Club since July 30, 2021. She is a Counsel at Ayala Group Legal since June 2016, assigned to the Corporate Services and Compliance Unit. She is a Legal Counsel in Amicassa Process Solutions, Inc. beginning January 1, 2023, assigned to the Compliance and Corporate Services Group. She handles various corporate and assistant corporate secretarial functions for several companies within the Ayala Group. Prior to joining Ayala Group Legal, she worked at Gatchalian Castro & Mawis Law Office and Cruz Marcelo & Tenefrancia Law Office. She graduated with a Juris Doctor degree from Ateneo de Manila University in 2009 and for her undergraduate studies, from De La Salle University Manila with a degree in Bachelor of Science in Commerce Majoring in Legal Management in 2005.

Amelia Ann T. Alipao, Filipino, 60, has served as Data Protection Officer of the Club since July 30, 2021. She is currently a Vice President and the Chief Information Officer (CIO) of Ayala Land Inc. She is also the Group Data Protection Officer for ALI Group of Companies and presently a member of the Data Privacy Council for Real Estate of the National Privacy Commission. She is a Director of APRISA Business Process Solutions, Inc. and HCX Technology Partners Inc. She is also Vice President for Ka-uSAP Inc, a non-profit organization for SAP User Group of the Philippines. She is currently a member of the ALI Corporate Bidding Committee. She previously occupied this role in 2009-2011 and acted as Chairperson. Before joining ALI, she took on dual roles in SAP Philippines as Account Manager, handling government accounts, and project manager for SAP Implementation. She served as Assistant Vice President in Coca-Cola Bottlers Philippines, Inc., where she held various IT systems implementation projects. She started her IT career as an IT Instructor in I/Act of SyCip Gorres Velayo & Co. She holds a Bachelor of Arts in Biology and a Bachelor of Science in Business Management from De La Salle University.

COVER SHEET

for
AUDITED FINANCIAL STATEMENTS

SEC Registration Number

C	S	2	0	0	5	0	2	3	3	2
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COMPANY NAME

A	N	V	A	Y	A	C	O	V	E	B	E	A	C	H	A	N	D	N	A	T	U	R	E	C
L	U	B	,	I	N	C	.																	

PRINCIPAL OFFICE (No. / Street / Barangay / City / Town / Province)

A	n	v	a	y	a	C	o	v	e	,	M	o	r	o	n	g	,	B	a	t	a	a	n		

Form Type

A	A	F	S
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Department requiring the report

C	R	M	D
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Secondary License Type, If Applicable

N	/	A	
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COMPANY INFORMATION

Company's Email Address <table border="1" style="width: 100%; text-align: center;"><tr><td>financedept@anvayacove.com</td></tr></table>	financedept@anvayacove.com	Company's Telephone Number <table border="1" style="width: 100%; text-align: center;"><tr><td>7793-9000</td></tr></table>	7793-9000	Mobile Number <table border="1" style="width: 100%; text-align: center;"><tr><td>n/a</td></tr></table>	n/a
financedept@anvayacove.com					
7793-9000					
n/a					
No. of Stockholders <table border="1" style="width: 100%; text-align: center;"><tr><td>1,629</td></tr></table>	1,629	Annual Meeting (Month / Day) <table border="1" style="width: 100%; text-align: center;"><tr><td>7/29</td></tr></table>	7/29	Fiscal Year (Month / Day) <table border="1" style="width: 100%; text-align: center;"><tr><td>12/31</td></tr></table>	12/31
1,629					
7/29					
12/31					

CONTACT PERSON INFORMATION

The designated contact person ***MUST*** be an Officer of the Corporation

Name of Contact Person <table border="1" style="width: 100%; text-align: center;"><tr><td>Neal Perez</td></tr></table>	Neal Perez	Email Address <table border="1" style="width: 100%; text-align: center;"><tr><td>perez.neal@anvayacove.com</td></tr></table>	perez.neal@anvayacove.com	Telephone Number/s <table border="1" style="width: 100%; text-align: center;"><tr><td>7793-9000</td></tr></table>	7793-9000	Mobile Number <table border="1" style="width: 100%; text-align: center;"><tr><td>0917 804 4462</td></tr></table>	0917 804 4462
Neal Perez							
perez.neal@anvayacove.com							
7793-9000							
0917 804 4462							

CONTACT PERSON'S ADDRESS

Anvaya Cove, Morong, Bataan

NOTE 1 : In case of death, resignation or cessation of office of the officer designated as contact person, such incident shall be reported to the Commission within thirty (30) calendar days from the occurrence thereof with information and complete contact details of the new contact person designated.

2 : All Boxes must be properly and completely filled-up. Failure to do so shall cause the delay in updating the corporation's records with the Commission and/or non-receipt of Notice of Deficiencies. Further, non-receipt of Notice of Deficiencies shall not excuse the corporation from liability for its deficiencies.



INDEPENDENT AUDITOR'S REPORT

The Board of Directors and Stockholders
Anvaya Cove Beach and Nature Club, Inc.
Anvaya Cove, Morong, Bataan

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Anvaya Cove Beach and Nature Club, Inc. (the Club), which comprise the statements of financial position as at December 31, 2022 and 2021, and the statements of comprehensive income, statements of changes in equity and statements of cash flows for each of the three years in the period ended December 31, 2022, 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 December 31, 2022 and 2021, and its financial performance and its cash flows for each of the three years in the period ended December 31, 2022 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 *Auditor's 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.

Other Information

Management is responsible for the other information. The other information comprises the information included in the SEC Form 20-IS (Definitive Information Statement), SEC Form 17-A and Annual Report for the year ended December 31, 2022, but does not include the financial statements and our auditor's report thereon. The SEC Form 20-IS (Definitive Information Statement), SEC Form 17-A and Annual Report for the year ended December 31, 2022 are expected to be made available to us after the date of this auditor's report.

Our opinion on the financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.



In connection with our audits of the financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audits, or otherwise appears to be materially misstated.

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.

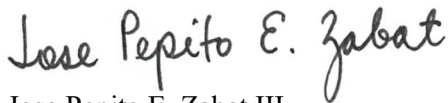
We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on the Supplementary Information Required Under Revenue Regulations No. 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 No. 15-2010 in Note 21 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 Anvaya Cove Beach and Nature 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.

The engagement partner on the audit resulting in this independent auditor's report is
Jose Pepito E. Zabat III.

SYCIP GORRES VELAYO & CO.



Jose Pepito E. Zabat III
Partner

CPA Certificate No. 85501

Tax Identification No. 102-100-830

BOA/PRC Reg. No. 0001, August 25, 2021, valid until April 15, 2024

SEC Partner Accreditation No. 85501-SEC (Group A)

Valid to cover audit of 2020 to 2024 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. 08-001998-060-2020, December 3, 2020, valid until December 2, 2023

PTR No. 9566022, January 3, 2023, Makati City

March 2, 2023



ANVAYA COVE BEACH AND NATURE CLUB, INC.
STATEMENTS OF FINANCIAL POSITION

	December 31	
	2022	2021
ASSETS		
Current Assets		
Cash (Note 4)	₱23,231,042	₱24,902,458
Financial assets at fair value through profit or loss (FVPL; Note 5)	5,133,592	99,727,184
Accounts and other receivables (Note 6)	28,179,563	23,171,958
Receivables from related parties (Note 17)	152,100,861	10,739,023
Inventories (Note 7)	4,991,746	3,393,842
Other current assets (Note 8)	21,699,845	17,424,279
Total Current Assets	235,336,649	179,358,744
Noncurrent Assets		
Property and equipment – net (Note 9)	525,137,954	542,298,687
Advances and other noncurrent assets (Note 8)	3,424,220	4,022,446
Total Noncurrent Assets	528,562,174	546,321,133
TOTAL ASSETS	₱763,898,823	₱725,679,877
LIABILITIES AND EQUITY		
Current Liabilities		
Accounts and other payables (Note 10)	₱41,394,838	₱41,354,497
Contract liabilities (Note 12)	20,792,739	23,238,240
Payables to related parties (Note 17)	27,181,961	7,668,398
Total Current Liabilities	89,369,538	72,261,135
Noncurrent Liabilities		
Pension liability (Note 15)	10,177,365	10,024,350
Deferred tax liability (Notes 15 and 16)	1,499,905	964,012
Total Noncurrent Liabilities	11,677,270	10,988,362
Total Liabilities	101,046,808	83,249,497
Equity		
Paid-in Capital (Note 11)	359,966,055	359,966,055
Additional paid-in capital (Note 11)	550,000,000	550,000,000
Cumulative remeasurement gain on pension liability (Note 15)	4,499,714	3,127,660
Deficit (Note 11)	(251,613,754)	(270,663,335)
Total Equity	662,852,015	642,430,380
TOTAL LIABILITIES AND EQUITY	₱763,898,823	₱725,679,877

See accompanying Notes to Financial Statements



ANVAYA COVE BEACH AND NATURE CLUB, INC.
STATEMENTS OF COMPREHENSIVE INCOME

	Years Ended December 31		
	2022	2021	2020
REVENUES (Note 12)			
Sale of goods	₱121,942,493	₱20,104,602	₱18,950,350
Service income	82,923,621	11,771,795	19,022,731
Membership dues	64,845,000	62,415,000	62,265,000
Transfer fees	12,357,143	12,379,464	5,580,357
	282,068,257	106,670,861	105,818,438
COSTS AND EXPENSES (Note 14)			
Cost of sales	107,924,033	42,442,738	46,489,142
Cost of services	74,039,284	46,455,858	48,336,322
General and administrative expenses	95,107,126	70,797,761	76,002,147
	277,070,443	159,696,357	170,827,611
OTHER INCOME			
Interest income (Notes 4, 6 and 19)	3,205,086	62,598	510,638
Miscellaneous income (Note 13)	11,538,692	22,507,865	11,226,045
	14,743,778	22,570,463	11,736,683
INCOME (LOSS) BEFORE INCOME TAX	19,741,592	(30,455,033)	(53,272,490)
PROVISION FOR INCOME TAX (Note 16)	692,011	3,979	10,949
NET INCOME (LOSS)	19,049,581	(30,459,012)	(53,283,439)
OTHER COMPREHENSIVE INCOME (LOSS)			
<i>Item that will not be reclassified to profit or loss:</i>			
Remeasurement gain (loss) on pension liability – net of tax (Note 15)	1,372,054	3,952,350	(938,770)
TOTAL COMPREHENSIVE INCOME (LOSS)	₱20,421,635	(₱26,506,662)	(₱54,222,209)

See accompanying Notes to Financial Statements



ANVAYA COVE BEACH AND NATURE CLUB, INC.
STATEMENTS OF CHANGES IN EQUITY

	Years Ended December 31		
	2022	2021	2020
PAID-IN CAPITAL (Note 11)			
Class A - 3,468 shares	₱3,468,000	₱3,468,000	₱3,468,000
Class B - 1,950 shares	1,950,000	1,950,000	1,950,000
Class C - 500 shares	500,000	500,000	500,000
Class D - 702 shares	281,793,330	281,793,330	281,793,330
Class E - 180 shares	72,254,725	72,254,725	72,254,725
	359,966,055	359,966,055	359,966,055
ADDITIONAL PAID-IN CAPITAL (Note 11)			
Class B	437,755,102	437,755,102	437,755,102
Class C	112,244,898	112,244,898	112,244,898
	550,000,000	550,000,000	550,000,000
CUMULATIVE REMEASUREMENT GAIN (LOSS) ON PENSION LIABILITY (Note 15)			
Balance at beginning of year	3,127,660	(824,690)	114,080
Net changes during the year	1,372,054	3,952,350	(938,770)
Balance at the end of the year	4,499,714	3,127,660	(824,690)
DEFICIT (Note 11)			
Balance at beginning of year	(270,663,335)	(240,204,323)	(186,920,884)
Net income (loss)	19,049,581	(30,459,012)	(53,283,439)
Balance at end of year	(251,613,754)	(270,663,335)	(240,204,323)
	₱662,852,015	₱642,430,380	₱668,937,042

See accompanying Notes to Financial Statements



ANVAYA COVE BEACH AND NATURE CLUB, INC.**STATEMENTS OF CASH FLOWS**

	Years Ended December 31		
	2022	2021	2020
OPERATING ACTIVITIES			
Income (loss) before income tax	₱19,741,592	(₱30,455,033)	(₱53,272,490)
Adjustments for:			
Depreciation (Notes 9 and 14)	37,352,670	39,045,200	41,903,778
Interest income (Notes 4, 6 and 19)	(3,205,086)	(62,598)	(510,638)
Net movement in pension liability (Note 15)	2,060,962	1,343,600	963,550
Unrealized gain on financial assets at FVPL (Notes 5 and 13)	(61,386)	(882,264)	(2,572,907)
Gain on disposal of property and equipment (Notes 9 and 13)	–	–	(93,783)
Operating income (loss) before changes in working capital	55,888,752	8,988,905	(13,582,490)
Decrease (increase) in:			
Accounts and other receivables	(5,007,605)	2,759,443	5,805,225
Receivables from related parties (Notes 17 and 19)	(10,399,210)	(3,171,033)	10,769,275
Inventories	(1,597,904)	(667,707)	1,029,206
Other current assets	(4,275,566)	13,113	80,224
Advances and other noncurrent assets	598,226	450,428	2,353,151
Increase (decrease) in:			
Accounts and other payables	40,341	(10,785,001)	(10,491,353)
Contract liabilities	(2,445,501)	9,045,978	2,147,212
Payables to related parties	19,513,563	(1,797,370)	2,389,501
Cash generated from operations	52,315,096	4,836,756	499,951
Interest received	2,242,458	62,598	510,638
Income tax paid	(692,011)	(3,979)	(10,949)
Net cash flows from operating activities	53,865,543	4,895,375	999,640
INVESTING ACTIVITIES			
Additions to:			
Property and equipment (Note 9)	(20,191,937)	(2,309,697)	(8,534,686)
Financial assets at FVPL (Note 5)	(345,022)	(256,018)	(104,000,000)
Proceeds from:			
Financial assets at FVPL (Note 5)	95,000,000	10,000,000	–
Disposal of property and equipment (Note 9)	–	–	95,249
Net cash flows from (used in) investing activities	74,463,041	7,434,285	(112,439,437)
FINANCING ACTIVITIES			
Loans to related parties (Note 19)	(458,000,000)	–	–
Collection of loans to related parties (Note 19)	328,000,000	–	104,000,000
Net cash flows from (used in) financing activities	(130,000,000)	–	104,000,000
NET INCREASE (DECREASE) IN CASH	(1,671,416)	12,329,660	(7,439,797)
CASH AT BEGINNING OF YEAR	24,902,458	12,572,798	20,012,595
CASH AT END OF YEAR (Note 4)	₱23,231,042	₱24,902,458	₱12,572,798

See accompanying Notes to Financial Statements

ANVAYA COVE BEACH AND NATURE CLUB, INC.

NOTES TO FINANCIAL STATEMENTS

1. Corporate Information

Anvaya Cove Beach and Nature Club, Inc. (the Club) was incorporated in the Republic of the Philippines and was registered with the Philippine Securities and Exchange Commission (SEC) on March 28, 2005.

The Club was organized primarily to maintain, operate, manage and carry on the business and operation of a beach and nature club and its facilities, for the amusement, entertainment, recreational and athletic activities of its members on a not-for-profit basis.

The Club is a public interest entity, and is 72.28% owned by Ayala Land, Inc. (ALI). ALI's parent company is Ayala Corporation (AC), a publicly-listed company. Both ALI and AC are publicly-listed companies incorporated in the Republic of the Philippines.

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) has 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 (SC) 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". Starting January 1, 2020, the Club no longer collected the related output VAT on membership fees and fees of similar nature.

The Club's registered address and principal place of business is Anvaya Cove, Morong, Bataan.

The accompanying financial statements were approved and authorized for issuance by the Board of Directors (BOD) on March 2, 2023.

Status of Operations

The Club realized net income amounting to ₱19,049,581 and net losses amounting to ₱30,459,012 in 2022 and 2021, respectively, resulting in deficit amounting to ₱251,613,754 and ₱270,663,335 as of December 31, 2022 and 2021, respectively.

Management has assessed that the Club is still able to maintain sufficient liquidity to enable the Club to continue as a going concern at least for the next 12 months from the date of these financial statements.



2. **Basis of Preparation, Statement of Compliance, Changes in Accounting Policies and Summary of Significant Accounting Policies**

Basis of Preparation

The financial statements of the Club have been prepared using the historical cost basis, except for financial assets at FVPL that have been measured at fair value. The Club's functional currency is the Philippine Peso (₱) and all amounts are rounded off to the nearest peso, unless otherwise indicated.

Statement of Compliance

The financial statements of the Club have been prepared in compliance with the 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 for the adoption of new standards effective in 2022. The Club has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

Unless otherwise indicated, adoption of these new standards did not have an impact on the financial statements of the Club.

- *Amendments to PFRS 3, Reference to the Conceptual Framework*

The amendments are intended to replace a reference to the Framework for the Preparation and Presentation of Financial Statements, issued in 1989, with a reference to the Conceptual Framework for Financial Reporting issued in March 2018 without significantly changing its requirements. The amendments added an exception to the recognition principle of PFRS 3, *Business Combinations* to avoid the issue of potential 'day 2' gains or losses arising for liabilities and contingent liabilities that would be within the scope of PAS 37, *Provisions, Contingent Liabilities and Contingent Assets* or Philippine-IFRIC 21, *Levies*, if incurred separately.

At the same time, the amendments add a new paragraph to PFRS 3 to clarify that contingent assets do not qualify for recognition at the acquisition date.

- *Amendments to PAS 16, Property, Plant and Equipment: Proceeds before Intended Use*

The amendments prohibit entities deducting from the cost of an item of property, plant and equipment, any proceeds from selling items produced while bringing that asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Instead, an entity recognizes the proceeds from selling such items, and the costs of producing those items, in profit or loss.

- *Amendments to PAS 37, Onerous Contracts – Costs of Fulfilling a Contract*

The amendments specify which costs an entity needs to include when assessing whether a contract is onerous or loss-making. The amendments apply a "directly related cost approach". The costs that relate directly to a contract to provide goods or services include both incremental costs and an allocation of costs directly related to contract activities. General and administrative costs do not relate directly to a contract and are excluded unless they are explicitly chargeable to the counterparty under the contract. The amendment had no significant impact on the Club.



- *Annual Improvements to PFRSs 2018-2020 Cycle*

- Amendments to PFRS 1, *First-time Adoption of Philippines Financial Reporting Standards, Subsidiary as a first-time adopter*

The amendment permits a subsidiary that elects to apply paragraph D16(a) of PFRS 1 to measure cumulative translation differences using the amounts reported in the parent's consolidated financial statements, based on the parent's date of transition to PFRS, if no adjustments were made for consolidation procedures and for the effects of the business combination in which the parent acquired the subsidiary. This amendment is also applied to an associate or joint venture that elects to apply paragraph D16(a) of PFRS 1.

- Amendments to PFRS 9, *Financial Instruments, Fees in the '10 per cent' test for derecognition of financial liabilities*

The amendment clarifies the fees that an entity includes when assessing whether the terms of a new or modified financial liability are substantially different from the terms of the original financial liability. These fees include only those paid or received between the borrower and the lender, including fees paid or received by either the borrower or lender on the other's behalf.

- Amendments to PAS 41, *Agriculture, Taxation in fair value measurements*

The amendment removes the requirement in paragraph 22 of PAS 41 that entities exclude cash flows for taxation when measuring the fair value of assets within the scope of PAS 41.

Standards Issued But Not Yet Effective

Pronouncements issued but not yet effective are listed below. Unless otherwise indicated, 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 January 1, 2023

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

Effective beginning on or after January 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 January 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*



Summary of Significant Accounting Policies

The significant accounting policies that have been used in the preparation of the financial statements are summarized below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Current versus Noncurrent Classification

The Club presents assets and liabilities in the statements of financial position based on current/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 or cash equivalent 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 normal operating cycle;
- It is held primarily for the purpose of trading;
- 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, respectively.

Cash

Cash includes cash on hand and in banks. Cash on hand are funds readily available into cash. Cash in banks is stated at face amount and earns interest at the prevailing bank deposit rates.

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 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.

At each end of the reporting period, the Club analyzes the movement in value of the assets which are required to be remeasured or reassessed based on the Club's accounting policies. For this analysis, the Club verifies the major inputs applied in the latest valuation by agreeing the information in the valuation computation to contracts and other relevant documents. The Club, in conjunction with the external valuers, also compares the change in the fair value of each asset with relevant external resources to determine whether the change is reasonable.

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.

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

Financial assets are classified, at initial recognition, as subsequently measured at amortized cost, fair value through other comprehensive income (FVOCI), and FVPL.

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 them. With the exception of trade receivables that do not contain a significant financing component or for which the Club has applied the practical expedient, the Club initially measures a financial asset at its fair value plus, in the case of a financial asset not at FVPL, 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.



Financial assets with cash flows that are not SPPI are classified and measured at FVPL, irrespective of the business model.

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 a time frame 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.

Subsequent measurement

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 FVPL

The financial assets of the Club as at December 31, 2022 and 2021 consist of financial assets at amortized cost (debt instruments) and financial assets at FVPL.

Financial assets at amortized cost (debt instruments)

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

The Club's financial assets at amortized cost includes cash, accounts and other receivables, and receivables from related parties.

Financial assets at FVPL

Financial assets at FVPL are carried in the statements of financial position at fair value with net changes in fair value recognized in the statements of comprehensive income. This category includes investment in Unit Investment Trust Funds (UITF).

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognized (i.e., removed from the balance sheet) 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) the Club has transferred substantially all the risks and rewards of the asset, or (b) the Club has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.



When 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 of 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 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.

Impairment of Financial Assets

The Club recognizes an allowance for estimated credit losses (ECLs) for all debt instruments not held at FVPL. 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 effective interest rate. 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 recognized for credit losses expected over the remaining life of the exposure, irrespective of timing of the default (a lifetime ECL).

For cash and financial assets at FVPL, the Club applies the low credit risk simplification. At every reporting date, the Club evaluates whether the debt instruments are considered to have low credit risk using all reasonable and supportable information that is available without undue cost or effort. In making that evaluation, the Club reassesses the internal credit rating of the debt instruments. In addition, the Club considers that there has been a significant increase in credit risk when contractual payments are more than 30 days past due.

For accounts 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.

The Club considers a receivable in default when contractual payments are 120 days past due. However, in certain cases, the Club may also consider a receivable to be in default when internal or external information indicates that the Club is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Club. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

The Club implements a policy on its receivables, wherein members in the delinquent list or those with accounts that are past due for more than 120 days 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.



Financial Liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at FVPL, loans and borrowings at amortized cost, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

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

The Club's financial liabilities include accounts and other payables, except government payables, contract liabilities and payables to related parties and other obligations that meet the above definition (other than liabilities covered by other accounting standards, such as income tax payable).

Subsequent measurement

For purposes of subsequent measurement, financial liabilities are classified in two categories:

- Financial liabilities at FVPL
- Financial liabilities at amortized cost (loans and borrowings)

Financial liabilities at amortized cost (loans and borrowings)

This is the category most relevant to the Club. After initial recognition, interest-bearing loans and borrowings 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 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 interest expense in the statement of income.

Derecognition

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. 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 statements of comprehensive income.

Offsetting of Financial Instruments

Financial assets and financial liabilities are offset and the net amount is reported in the statements of financial position if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously. The Club assesses that it has a 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.

Inventories

Inventories are valued at the lower of cost or net realizable value (NRV). NRV is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date, less estimated costs of completion and the estimated costs of sale. The cost of inventories is determined using the moving average method.

An allowance for inventory losses is provided for slow-moving, obsolete and defective inventories based on management's physical inspection and evaluation.



Other Assets

Other assets are recognized in the statements of financial position when it is probable that the future economic benefits will flow to the Club and the assets have cost or value that can be measured reliably. These assets are regularly evaluated for any impairment in value. Other assets include prepaid expenses, value-added tax, creditable withholding taxes, supplies and advances to suppliers.

Prepaid Expenses

Prepaid expenses represent costs not yet incurred but already paid. Prepaid expenses are initially recorded as assets and measured at cost, which is the amount of cash paid. Subsequently, these are charged to profit and loss as they are consumed in operations or expire with the passage of time.

Value-added Tax (VAT)

Revenues, expenses, and assets are recognized net of the amount of VAT, if applicable.

For its VAT-registered activities, 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 up to the extent of the recoverable amount.

Input VAT on goods purchased on or after January 1, 2022 will be fully recognized outright and claimed as input tax credits against output tax.

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

Property and Equipment

Property and equipment, except for land, are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. Land is carried at cost less any impairment in value. The initial cost of property and equipment comprises its construction cost or purchase price and any directly attributable costs of bringing the property and equipment to its working condition and location for its intended use.

Major repairs are capitalized as part of property and equipment only when it is probable that future economic benefits associated with the item will flow to the Club and the cost of the items can be measured reliably. All other repairs and maintenance are charged against current operations as incurred.

Projects in progress are also capitalized as part of property and equipment under separate account, projects in progress. These projects will form part of building improvements and furniture, fixtures and equipment. Items under the account are not depreciated until completed and proper reclassification is made.

Depreciation of property and equipment commences once the property and equipment are available for use and is computed on a straight-line basis over the estimated useful lives of the property and equipment as follows:

	Years
Buildings	35
Land improvements	25
Furniture, fixtures and equipment	5



The assets' estimated useful lives and depreciation method are reviewed periodically to ensure that the amounts, periods and method of depreciation are consistent with the expected pattern of economic benefits from items of property and equipment.

When property and equipment are retired or otherwise disposed of, the cost and the related accumulated depreciation and accumulated provision for impairment losses, if any, are removed from the accounts and any resulting gain or loss is credited to or charged against current operations.

Fully depreciated property and equipment are retained in the accounts while still in use although no further depreciation is charged to current operations.

Impairment of Nonfinancial Assets

Advances and other noncurrent assets

The Club provides allowance for impairment losses on advances and other noncurrent assets when they can no longer be realized. The amounts and timing of recorded expenses for any period would differ if the Club made different judgments or utilized different estimates. An increase in allowance for impairment losses would increase recorded expenses and decrease advances and other noncurrent assets.

Recovery of impairment losses recognized in prior year is recorded when there is an indication that the impairment losses recognized for the asset no longer exist or has decreased. The recovery is recorded in the statement of income. However, the increase in carrying amount of an asset due to recovery of an impairment loss is recognized to the extent it does not exceed the carrying amount that would have been determined had there been no impairment loss recognized for that asset in prior year.

Property and equipment

The Club assesses at each reporting date whether there is an indication that property and equipment may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Club estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash generating unit's (CGU) fair value less costs of disposal and its value-in-use. It is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its 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 asset. Impairment losses of continuing operations are recognized in profit or loss in those expense categories consistent with the function of the impaired asset.

An assessment is made at each reporting date to determine 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 assumptions used to determine the asset's recoverable amount since the last impairment loss was recognized. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years.

Such reversal is recognized in the statement of profit or loss unless the asset is carried at revalued amount, in which case, the reversal is treated as a revaluation increase.



Pension Costs

The liability recognized in the statements of financial position in respect of defined benefits pension plans is the present value of the defined benefits obligation (DBO) at the reporting date less fair value of the plan assets, if any. The present value of the DBO is determined by using risk-free interest rates of long-term government bonds that have terms to maturity approximating the terms of the related pension liabilities or applying a single weighted average discount rate that reflects the estimated timing and amount of benefit payments.

Pension costs of the DBO is actuarially determined using the projected unit credit method. This method reflects services rendered by employees up to the date of valuation and incorporates assumptions concerning employees' projected salaries. Actuarial valuations are conducted with sufficient regularity, with option to accelerate when significant changes to underlying assumptions occur.

Defined benefit cost includes:

- Service costs
- Net interest on the net defined benefit liability or asset
- Remeasurements 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 profit or loss. 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 benefits 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 statements of comprehensive income.

Remeasurements, comprising of actuarial gains or losses, the effect of the asset ceiling, excluding net interest cost and the return on plan assets (excluding net interest), if any, are recognized immediately in the statements of financial position with a corresponding debit or credit to other comprehensive income in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods.

Equity

Paid-in Capital

Paid-in Capital is measured at stated value for all shares subscribed, issued and outstanding. When the shares are sold at premium, the difference between the proceeds and the stated value is credited to "Additional paid-in capital" account. Direct costs incurred related to original equity issuance are chargeable to "Additional paid-in capital" account. If additional paid-in capital is not sufficient, the excess is charged against retained earnings. When the Club issues more than one class of stock, a separate account is maintained for each class of stock and the number of shares issued.

Retained Earnings (Deficit)

Retained earnings (deficit) represents the cumulative balance of periodic net income (loss), dividend distribution, prior period adjustments, effect of changes in accounting policy and other capital adjustments. When the retained earnings account has a debit balance, it is called "deficit". A deficit is not an asset but a deduction from equity.



Revenue from Contracts with Customers

The Club's revenue from contracts with customers primarily consist of membership dues, service income, and sale of goods. 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.

The disclosures of significant accounting judgments, estimates and assumptions relating to revenue from contracts with customers are provided in Note 3.

The following are the Club's performance obligations:

Membership dues

Revenue from membership dues is recognized over the time the members are provided access to the Club and its amenities. Transaction price is determined to be the BOD-approved rate for monthly membership dues. Each monthly membership dues are considered as a single performance obligation, therefore it is not necessary to allocate the transaction price. Any advance payments are recorded under "Contract liabilities" account in the statements of financial position.

Service income

Service income includes revenue from providing room accommodation, guest fees and income from the use of the Club's facilities and amenities such as spa and massage facilities, libraries, game rooms and other Club amenities. Revenue is recognized over the time the services are rendered and/or facilities and amenities are used.

Sale of goods

Revenue from sale of food and beverages and merchandise are recognized when control of the goods is transferred to the customers, generally when goods are delivered to and accepted by the customers.

Transfer fees

Transfer fees pertains to earnings from transfer of member's ownership recorded upon initiation of transfer process. Revenue is recorded at point in time when the services are rendered.

Contract balances

Trade receivables

A receivable is recognized if an amount of consideration that is unconditional is due from the customer (i.e., only the passage of time is required before payment of the consideration is due).

Contract liabilities

A contract liability is recognized if a payment is received or payment is due (whichever is earlier) from a customer before the Club transfers the related goods or services. Contract liabilities are recognized as revenue when the Club performs under the contract. Membership dues and consumables collected in advance are recognized as contract liabilities in the statements of financial position.

Other Income Recognition

Interest income

Interest income is recognized as it accrues using the effective interest method.

Miscellaneous income

Miscellaneous income pertains to ancillary services provided by the Club such as laundry services and rental of club equipment. These are recognized when earned and when the related services are rendered.



Costs and Expenses

Costs and Expenses are recognized when the decrease in future economic benefits related to a decrease in an asset or an increase in a liability has arisen that can be measured reliably.

Expenses are recognized in the statements of comprehensive income:

- On the basis of a direct association between costs incurred and earning specific items of income;
- On the basis of systematic and rational allocation procedures when economic benefits are expected to arise over several accounting periods and the association can only be broadly or indirectly determined; or,
- Immediately when expenditure produces no future economic benefits or when, and to the extent that, future economic benefits do not qualify or cease to qualify, for recognition in the statements of financial position as an asset.

Leases

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.

Short term lease and leases of low-value assets

The Club applied the short-term lease recognition to its short-term leases of office equipment. It also applies the lease of low-value assets recognition exemption to its leases of office equipment that are considered to be low value. Lease payments on short-term leases and leases of low-value assets are recognized as expense on a straight-line basis over the lease term.

Taxes

Current income tax

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

Current income tax for current and prior periods shall, to the extent unpaid, be recognized as a liability and is presented as income tax payable in the statements of financial position. If the amount already paid in respect of current and prior periods exceeds the amount due for those periods, the excess shall be recognized as an asset and is presented as part of other current assets in the statements of financial position.

Deferred tax

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

Deferred tax liabilities are recognized for all taxable temporary differences, except:

- When the deferred tax liability arises from the initial recognition of goodwill or 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 profit or loss.
- In respect of taxable temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.



Deferred tax assets are recognized for all deductible temporary differences to the extent that it is probable that sufficient future taxable profits will be available against which the deductible temporary differences can be utilized, except:

- When 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.
- In respect of deductible temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, deferred tax assets are recognized only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilized.

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

Deferred tax assets and liabilities are measured at the tax rate that is expected to apply to the period when the asset is realized or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted at the reporting date.

Deferred tax assets and liabilities are offset, if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred income taxes relate to the same taxable entity and the same taxation authority. Income tax relating to items recognized directly in equity is recognized in equity and not in the statements of comprehensive income.

Uncertainty over income tax treatments

The Club assesses at the end of each reporting period whether it has any uncertain tax treatments by reviewing the assumptions about the examination of tax treatments by the taxation authority, determining taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates, and considering changes in relevant facts and circumstances. The Club then evaluates how likely is it that a certain tax treatment will be accepted by the taxation authority. If it is probable that the taxation authority will accept a certain tax treatment, the Club concludes that it has no uncertain tax treatment and will measure tax amounts in line with the income tax filings. If it is not probable that the taxation authority will accept a certain tax treatment, the Club measures tax amounts based on the 'most likely amount' method (better predicts uncertainty if the possible outcomes are binary or are concentrated on one value) or 'expected value' method (better predicts uncertainty if there is a range of possible outcomes that are neither binary nor concentrated on one value). The Club presents uncertain tax liabilities as part of current tax liabilities or deferred tax liabilities.

Provisions

Provisions are recognized when the Club has a present obligation (legal or 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. When the Club expects some or all of a provision to be reimbursed, the reimbursement is recognized as a separate asset, but only when the reimbursement is virtually certain. Provisions are reviewed at each reporting date and adjusted to reflect the current best estimate.



Contingencies

Contingent liabilities are not recognized in the financial statements. These are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent assets are not recognized in the financial statements but disclosed when an inflow of economic benefits is probable. Contingent assets are assessed continually to ensure that developments are appropriately reflected in the financial statements. If it has become virtually certain that an inflow of economic benefits will arise, the asset and the related income are recognized in the financial statements.

Events after the End of the Reporting Period

Post year-end events up to the date when the financial statements are authorized for issue that provide additional information about the Club's financial 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 financial statements when material.

3. Significant Accounting Judgments and Estimates

The preparation of the accompanying financial statements in conformity with PFRSs requires management to make estimates that affect the amounts reported in the financial statements and accompanying notes. The estimates used in the accompanying financial statements are based upon management's evaluation of relevant facts and circumstances as of the date of the financial statements. Actual results could differ from such estimates.

Judgments

In the process of applying the Club's accounting policies, management has made the following judgments, apart from those involving estimations, which have the most significant effects on the amounts recognized in the financial statements:

Going concern assessment

The use of the going concern assumption involves management making judgments, at a particular point in time, about the future outcome of events or conditions that are inherently uncertain. The underlying assumption in the preparation of financial statements is that the Club has neither the intention nor the need to liquidate. Management takes into account a whole range of factors which include, but not limited to, Parent Company's ability to provide financial support, expected operations and profitability and potential sources of additional financing. Management prepares the financial statements on a going concern basis as management has future plans regarding the Club, as discussed in Note 1.

Identification of contract with customers under PFRS 15

The Club applies PFRS 15 guidance to a portfolio of contracts with similar characteristics as the Club reasonably expects that the effects on the financial statements if applying this guidance to the portfolio would not differ materially from applying this guidance to the individual contracts within that portfolio. Hence, the Club viewed each transaction receipt as one contract.

Identifying performance obligations

The Club identifies performance obligations by considering whether the promised goods or services in the contract are distinct goods or services. A good or service is distinct when the customer can benefit from the good or service on its own or together with other resources that are readily available to the customer and the Club's promise to transfer the good or service to the customer is separately identifiable from the other promises in the contract.



Determining whether the Club is acting as a principal or agent

The Club assesses its revenue arrangements against specific criteria in order to determine if it's acting as principal or agent. The following criteria indicate whether the Club is acting as a principal or an agent:

- The Club has the primary responsibility for providing services to the customer;
- The Club has latitude in establishing price, either directly or indirectly, for example by providing additional services; and,
- The Club bears the customer's credit risk for the amount receivable from the customer.

The Club has concluded that generally, it is acting as a principal in its revenue arrangements.

Determination of taxable profit, tax bases, unused tax losses, unused tax credits and tax rates

The Club has assessed whether it has any uncertain tax treatments. The Club applies significant judgement in identifying uncertainties over its income tax treatments. The Club assessed whether the Interpretation had an impact on its financial statements. The Club determined, based on its tax assessment, in consultation with its tax counsel, that it has no uncertain tax treatments. Accordingly, the interpretation did not have significant impact on the financial statements.

Estimates

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of impact to the carrying amount of assets and liabilities are discussed below:

Estimating allowance for ECLs of receivables

The Club assesses long-outstanding member's receivable account periodically as to future collectability. Club shares of members with long-outstanding balances are placed to public auction for bidding at the management's own terms and minimum pricing to ensure that outstanding balances are delinquent members are recovered. The Club defines a financial asset as in default when contractual payments are 120 days past due. However, in certain cases, the Club may also consider a receivable to be in default when internal or external information indicates that the Club is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Club.

The allowance for ECL on the Club's trade receivables amounted to ₱12,393,644 as at December 31, 2022 and 2021, respectively (see Note 6). Provision for ECL amounted to nil and ₱2,550,269 in 2022 and 2021, respectively (see note 14). The carrying value of the Club's receivables amounted to ₱28,179,563 and ₱23,171,958 as at December 31, 2022 and 2021, respectively (see Note 6). The carrying value of the Club's receivables from related parties amounted to ₱152,100,861 and ₱10,739,023 as at December 31, 2022 and 2021, respectively (see Note 17).

Evaluating asset impairment

The Club reviews property and equipment, and other nonfinancial current and noncurrent asset for impairment in value. This includes considering certain indications of impairment such as significant changes in asset usage, significant decline in assets' market value, obsolescence or physical damage of an asset, significant underperformance relative to expected historical or projected future operating results and significant negative industry or economic trends, taking into consideration the impact of COVID-19 pandemic.

Internal and external sources of information are reviewed at each statement of financial position date to identify indications that the Club's nonfinancial asset may be impaired, or an impairment loss



previously recognized no longer exists or may be decreased. If any such indication exists, the recoverable amount of the nonfinancial asset is estimated.

As described in the accounting policy, the Club estimates the recoverable amount as the higher of the fair value less cost of disposal and value-in-use. In determining the present value of estimated future cash flows expected to be generated from the continued use of the assets, the Club is required to make estimates and assumptions that may affect other current and noncurrent assets, and property and equipment. An impairment loss would be recognized whenever evidence exists that the carrying value is not recoverable. For purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows.

The Club recognized allowance on impaired noncurrent assets amounting to nil and ₱688,282 in 2022 and 2021, respectively (see Note 8). As at December 31, 2022 and 2021, the carrying values of the nonfinancial assets follow:

	2022	2021
Property and equipment (Note 9)	₱525,137,954	₱542,298,687
Other current assets (Note 8)	21,699,845	17,424,279
Other noncurrent assets (Note 8)	3,424,220	4,022,446

Estimating pension cost and liability

The cost of defined benefit pension plans and the present value of the pension obligation are determined using actuarial valuations. The actuarial valuation involves making various assumptions. These assumptions are described in Note 15, and include, among others, the determination of the discount rates, future salary increases, mortality rates 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 interest rates of government bonds that are denominated in the currency in which the benefits will be paid, with extrapolated maturities corresponding to the expected duration of the defined benefit obligation. The mortality rate is based on publicly available mortality tables for the specific country and is modified accordingly with estimates of mortality improvements. Future salary increases and pension increases are based on expected future inflation rates for the specific country.

The Club's net pension liability as at December 31, 2022 and 2021 amounted to ₱10,177,365 and ₱10,024,350, respectively (see Note 15).

Recognizing deferred tax assets

Deferred tax assets are recognized for all deductible temporary differences to the extent that it is probable that taxable profit will be available against which these can be utilized. Significant management judgment is required to determine the amount of deferred tax assets that can be recognized. These assets are periodically reviewed for realization. Periodic reviews cover the nature and amount of all deductible temporary differences, expected timing when assets will be used or liabilities will be required to be reported, reliability of historical profitability of businesses expected to provide future earnings and tax planning strategies which can be utilized to increase the likelihood that tax assets will be realized.

As at December 31, 2022 and 2021, the Club did not recognize deferred tax assets on net operating loss carry-over (NOLCO), pension liability, allowance for ECL and minimum corporate income tax (MCIT) totaling to ₱128,883,003 and ₱141,657,418, respectively, because management assessed that it is likely



that future taxable profits will not be sufficient to realize the carry forward benefits of the NOLCO, pension liability, allowance for ECL and MCIT (see Note 16).

4. Cash

This account consists of:

	2022	2021
Cash on hand	₱389,649	₱559,802
Cash in banks (Note 17)	22,841,393	24,342,656
	₱23,231,042	₱24,902,458

Interest income earned on cash in banks amounted to ₱26,723, ₱19,894 and ₱54,745, gross of final tax, in 2022, 2021 and 2020, respectively (see Note 17).

5. Financial Assets at FVPL

Below is the rollforward of financial assets at FVPL:

	2022	2021
At January 1	₱99,727,184	₱108,588,902
Withdrawals	(95,000,000)	(10,000,000)
Unrealized gain (Notes 13 and 17)	61,386	882,264
Realized gain (Notes 13 and 17)	345,022	256,018
At December 31	₱5,133,592	₱99,727,184

Financial assets at FVPL pertain to investments in Bank of the Philippine Islands (BPI) Money Market Fund (the Fund). The Fund, which is structured as a money market UITF, aims to generate liquidity and stable income by being invested in a diversified portfolio of primarily short-term fixed income instruments. It has no minimum holding period. As at December 31, 2022 and 2021, the Club has 19,183 and 378,514 units with total Net Asset Value of ₱5,133,592 and ₱99,727,184, respectively.

The fair value of the Club's investment is determined by using the net asset value per unit, which is considered the market value per unit of an investment fund. The fair value measurement of the financial assets at FVPL is categorized under Level 1.

6. Accounts and Other Receivables

This account consists of:

	2022	2021
Trade receivables – net	₱25,466,525	₱21,758,906
Receivables from employees	148,899	151,869
Other receivables	2,564,139	1,261,183
	₱28,179,563	₱23,171,958



Trade receivables pertain to unpaid membership dues, sale of food, beverages and merchandise from souvenir shop, charges for room accommodations and rental of water sports equipment. These are non-interest bearing and are due and demandable. The receivables from members are collateralized by a preferential lien on the Club shares owned by the said members.

The movement in allowance for ECL follows:

	2022	2021
Balance at beginning of year	₱12,393,644	₱9,843,375
Provision (Note 14)	–	2,550,269
Balance at end of year	₱12,393,644	₱12,393,644

Receivables from employees are salary loans granted to the Club's employees. These are collected through salary deduction. Interest income earned from loans to employees amounted to ₱35,995, ₱42,704 and ₱37,691 in 2022, 2021 and 2020, respectively.

Other receivables represent receivable and claims from/against service providers. These are non-interest bearing and are due to be settled within one year.

7. Inventories

This account consists of:

	2022	2021
At cost:		
Food and beverage	₱4,117,251	₱2,565,604
Merchandise	874,495	828,238
	₱4,991,746	₱3,393,842

Food and beverage consist of goods in the form of ingredients and supplies consumed in the production of food and beverages at the Club's cafes and bars.

The following table sets forth the cost of food and beverages recognized as cost of sales and cost of services (see Note 14):

	2022	2021	2020
Cost of sales	₱42,159,172	₱6,685,170	₱7,399,302
Cost of services	66,006	226,462	381,345
	₱42,225,178	₱6,911,632	₱7,780,647

Merchandise pertains to items for sale at the Club's shop. In 2022, 2021 and 2020 merchandise recognized as part of cost of sales and amounted to ₱595,552, ₱264,834 and ₱133,782, respectively (see Note 14).



8. Other Assets

Other current assets

Details of this account are as follows:

	2022	2021
Creditable withholding taxes	₱9,877,124	₱8,246,042
Supplies	5,427,693	5,159,438
Prepaid expenses	3,068,095	2,449,416
Deferred input VAT – current portion	2,105,220	664,562
Advances to suppliers	1,221,713	822,363
Input VAT	–	82,458
	₱21,699,845	₱17,424,279

Creditable withholding taxes are available for application against income tax payable in future periods.

Supplies include medical supplies, general storeroom, and china and crockery.

Prepaid expenses mainly include prepayments for maintenance, dues, taxes and licenses and insurance which will be amortized for three to 12 months from the end of the reporting period.

Advances to suppliers are advances made by the Club to vendors and applied against invoices from the vendor upon delivery of goods or services.

Deferred input VAT pertains to purchases for which the invoice is not yet paid.

Advances and other noncurrent assets

	2022	2021
Advances to suppliers	₱2,143,838	₱1,192,484
Deferred input VAT – noncurrent portion	1,280,382	2,829,962
	₱3,424,220	₱4,022,446

Deferred input VAT arising from purchases of capital goods before December 31, 2021 in which the aggregate amount exceeds ₱1,000,000.

Advances to suppliers pertain to payments intended for purchase of supplies and payment for services to be rendered. Advances to suppliers as of December 31, 2022 and 2021 amounted to ₱2,143,838 and ₱1,192,484, net of allowance amounting to ₱688,282. (see Note 14).



9. Property and Equipment

Below is the rollforward of this account:

	2022				Total
	Land and Land Improvements	Buildings	Furniture, Fixtures and Equipment	Project in Progress	
Cost					
At January 1	₱223,966,685	₱625,316,622	₱285,184,585	₱95,085	₱1,134,562,977
Additions	–	1,448,141	18,743,796	–	20,191,937
Reclassification	–	–	95,085	(95,085)	–
At December 31	223,966,685	626,764,763	304,023,466	–	1,154,754,914
Accumulated depreciation					
At January 1	114,577,649	210,419,667	267,266,974	–	592,264,290
Depreciation	8,942,667	18,685,854	9,724,149	–	37,352,670
At December 31	123,520,316	229,105,521	276,991,123	–	629,616,960
Net Book Value at December 31	₱100,446,369	₱397,659,242	₱27,032,343	–	₱525,137,954

	2021				Total
	Land and Land Improvements	Buildings	Furniture, Fixtures and Equipment	Project in Progress	
Cost					
Balances at beginning of year	₱223,966,685	₱624,203,922	₱284,082,673	₱–	₱1,132,253,280
Additions	–	1,112,700	1,101,912	95,085	2,309,697
Balances at end of year	223,966,685	625,316,622	285,184,585	95,085	1,134,562,977
Accumulated depreciation					
Balances at beginning of year	105,634,982	191,789,691	255,794,417	–	553,219,090
Depreciation	8,942,667	18,629,976	11,472,557	–	39,045,200
Balances at end of year	114,577,649	210,419,667	267,266,974	–	592,264,290
Net Book Value at December 31	₱109,389,036	₱414,896,955	₱17,917,611	₱95,085	₱542,298,687

The project in progress pertains to the renovation of the Club's kitchen and cafeteria.

The following table sets forth the allocation of depreciation expense (see Note 14):

	2022	2021	2020
Cost of services	₱18,184,745	₱19,108,940	₱20,472,277
Cost of sales	14,396,679	15,090,421	16,406,057
General and administrative expenses	4,771,246	4,845,839	5,025,444
	₱37,352,670	₱39,045,200	₱41,903,778

The total cost of the Club's fully depreciated property and equipment that are still in use as at December 31, 2022 and 2021 amounted to ₱249,831,931 and ₱235,473,359, respectively.

There were no disposals in 2022 and 2021. The Club disposed various property and equipment items with an aggregate cost amounting to ₱987,541 in 2020, and with carrying value amounting to ₱1,466 as of December 31, 2020. The proceeds from these disposals amounting to ₱95,249 resulted in gains amounting to ₱93,783 in 2020, presented under other income (see Note 13).



10. Accounts and Other Payables

	2022	2021
Trade payables	₱13,503,604	₱24,878,772
Accrued expenses:		
Payroll	7,425,904	3,210,735
Utilities	3,157,423	3,056,209
Professional fees	2,339,173	1,576,988
Contract services	2,142,098	2,752,098
Management fee	1,789,464	488,065
Repairs and maintenance	158,147	43,259
Others	1,551,858	720,541
Funds held for environmental activities	3,697,146	1,890,809
Taxes payable	2,475,456	913,269
Service charge payable	1,253,382	772,210
Vouchers payable	657,362	487,588
Due to employees	293,420	9,708
Other payables	950,401	554,246
	₱41,394,838	₱41,354,497

Trade payables represent operational costs incurred and amount due to suppliers for purchases of goods and services. These are non-interest bearing and are normally settled on 30-day credit terms.

Accrued expenses consist mainly of accruals for salaries and wages, and utilities which are non-interest bearing and are normally settled within 30 to 60 days.

Funds held for environmental activities pertain to collections from members set aside for the environmental activities of the Club. These are utilized upon commencement of actual environmental activities.

Taxes payable represents withholding taxes from salaries and wages, expanded withholding taxes from purchases with suppliers and VAT payable. These are non-interest bearing and are normally settled within one year.

Service charge payable pertains to service charges due to employees on top of their regular salaries. These are non-interest bearing and are due to be settled within one year.

Vouchers payable pertains to net proceeds from auction of shares that will be used for paying incidental expenses related to transfer of shares' ownership.

Due to employees pertains to collections from members set aside for the employee welfare fund to be used for employees' trainings, seminars and events.

Other payables include reversal of liabilities due to stale checks and liabilities to government agencies, which are non-interest bearing and are normally settled within one year.



11. Equity

The details of the number of shares of the Club as at December 31, 2022, 2021 and 2020 follows:

	Stated Value	Authorized	Issued	Amount	Additional Paid-In Capital
Class A	₱1,000	3,468	3,468	₱3,468,000	₱-
Class B	1,000	1,950	1,950	1,950,000	437,755,102
Class C	1,000	500	500	500,000	112,244,898
Class D	401,415	702	702	281,793,330	-
Class E	401,415	180	180	72,254,725	-
		6,800	6,800	₱359,966,055	₱550,000,000

The details of the Club's registered capital stock with the SEC as at December 31, 2022 and 2021 follow:

	Number of Shares Registered	Issue Price	Date of Approval
Class B	1,950	₱1,000	June 23, 2005
Class C	500	1,000	June 23, 2005

As at December 31, 2022 and 2021, the total number of stockholders are 1,629 and 1,631, respectively.

Class A shares

Class A shares are issued to the original subscribers of the Club and shall have the status of Founders' Shares with all the rights and privileges ascribed to Founders' shares. Founder's shares are subjected to the rights and restrictions within a period of five years from date of incorporation: (a) has sole and exclusive right to nominate persons who shall serve as director of the Club; (b) are prohibited from selling or transferring founder's share to third persons; (c) usage right without the need for activation fee; and (d) application and qualification of its nominee for membership to the Club.

Class B shares

Each class B shares shall be entitled to one usage right which shall be exercised by the holder thereof or its nominee in the manner set forth in the by-laws of the Club.

Holders of Class B shares shall not enjoy preemptive rights to subscribe to any or all original issues of Class A shares, Class D shares, and Class E shares of the Club.

Class C shares

Each Class C share shall be entitled to two usage rights which shall be exercised by its nominees in the manner set forth in the by-laws of the Club.

Holders of Class C shares shall not enjoy preemptive rights to subscribe to any or all original issues of Class A shares, Class D shares, and Class E shares of the Club.

Class D shares

Each Class D share shall be entitled to one usage right which shall be exercised by the holder thereof or its nominee in the manner set forth in the by-laws of the Club.



Class E shares

Each Class E share shall be entitled to two usage rights which shall be exercised by its nominees in the manner set forth in the by-laws of the Club.

In view of the issuance of Founders' shares, the voting rights pertaining to the Class B, C, D and E shares shall be suspended for the period commencing from the date of incorporation of the Club up to and including the date prior to the fifth anniversary of such date of incorporation. On the fifth anniversary of the date of incorporation of the Club, the voting rights of all Class B, C, D and E shares shall be automatically reinstated and shall be equal in all respects to those of the holders of all the other classes of shares. The voting rights of Classes B and C were reinstated on June 2, 2010, following the expiration of the five-year voting right exclusivity given to Class A shares.

Shareholders shall only be entitled to a pro-rata share of the assets of the Club at the time of the dissolution or liquidation thereof.

Capital Management

The primary objectives of the Club's capital management policies are to afford the financial flexibility to support its business initiatives and to maximize stakeholder value. The Club manages its capital structure and make adjustments to it, in light of changes in economic conditions. No changes were made in the objectives, policies or processes for the years ended December 31, 2022 and 2021.

The Club considers equity, excluding remeasurement gain on pension liability, as its capital as follows:

	2022	2021
Paid-in capital	₱359,966,055	₱359,966,055
Additional paid-in capital	550,000,000	550,000,000
Deficit	(251,613,754)	(270,663,335)
	₱658,352,301	₱639,302,720

The Club is not subject to externally imposed capital requirements.

12. Revenue from Contracts with Customers

Disaggregated Revenue Information

The table shows the disaggregation of revenues of the Club by major sources:

	2022	2021	2020
Sale of goods:			
Food and beverages	₱119,615,697	₱19,249,565	₱18,431,607
Merchandise	2,326,796	855,037	518,743
Service income:			
Room accommodation	53,429,978	8,281,444	12,391,234
Guest fees	16,930,166	2,079,289	3,936,122
Use of water sports equipment	6,314,543	1,153,017	1,270,710
Spa and massage revenue	6,248,934	258,045	1,424,665
Membership dues	64,845,000	62,415,000	62,265,000
Transfer fees	12,357,143	12,379,464	5,580,357
	₱282,068,257	₱106,670,861	₱105,818,438



Timing of Revenue Recognition

The Club has recognized revenues earned over time amounting to ₱147,768,621 and ₱74,186,795 as of December 31, 2022 and 2021, respectively.

Revenues recognized from sale of goods and transfer fees earned at a point in time amounted to ₱134,299,636 and ₱32,484,066 in 2022 and 2021, respectively.

Contract Balances

As of December 31, contract balances are as follows:

	2022	2021
Trade receivables (Note 6)	₱25,466,525	₱21,758,906
Contract liabilities	20,792,739	23,238,240

The Club identified unearned membership dues as contract liabilities as at December 31, 2022 and 2021. These represent payments received from members in who usually settle their dues annually. Contract liabilities also include advances received for membership dues, consumables and booked functions and events.

The movements in the contract liabilities are as follows:

	2022	2021
Balance at beginning of year	₱23,238,240	₱14,192,262
Additions	104,257,541	57,327,006
Recognized as revenue	(106,703,042)	(48,281,028)
Balance at end of year	₱20,792,739	₱23,238,240

13. Miscellaneous Income

Miscellaneous income consists of:

	2022	2021	2020
Consultancy fees (Note 17)	₱4,800,000	₱3,825,735	₱4,111,100
Surcharge revenue	2,584,333	1,732,929	328,832
Realized gain on financial asset at FVPL (Note 5)	345,022	256,018	-
Unrealized gain on financial assets at FVPL (Note 5)	61,386	882,264	2,572,907
Reversal of property insurance accrual	-	12,230,786	-
Gain on disposal of property and equipment (Note 9)	-	-	93,783
Others	3,747,951	3,580,133	4,119,423
	₱11,538,692	₱22,507,865	₱11,226,045

Surcharge revenue arises from charges imposed to members with outstanding balance for more than 30 days.

Others include corkage fees and sale of scrap items.



14. Costs and Expenses

Cost of sales consists of:

	2022	2021	2020
Food and beverages (Note 7)	₱42,159,172	₱6,685,170	₱7,399,302
Salaries, wages and employee benefits	32,184,106	13,744,492	14,773,139
Depreciation (Note 9)	14,396,679	15,090,421	16,406,057
Heat, light and water	10,747,967	4,114,583	5,092,955
Cleaning and other supplies	3,492,743	873,197	890,913
Transportation	701,033	254,856	176,087
Merchandise (Note 7)	595,552	264,834	133,782
Office supplies	431,105	89,609	101,094
Communication	315,573	229,061	444,614
Equipment rental	117,608	89,389	325,717
Others	2,782,495	1,007,126	745,482
	₱107,924,033	₱42,442,738	₱46,489,142

Others include costs incurred for the Club's hygiene supplies and medical expenses.

Cost of services consists of:

	2022	2021	2020
Salaries, wages and employee benefits	₱24,347,192	₱12,056,118	₱12,863,293
Depreciation (Note 9)	18,184,745	19,108,940	20,472,277
Heat, light and water	9,328,826	3,637,970	3,351,867
Cleaning and other supplies	4,354,062	1,763,161	1,251,222
Contract services	3,596,315	130,335	763,029
Communications	2,774,058	2,978,978	2,445,532
Recreational supplies	2,647,143	102,247	371,757
Repairs and maintenance	1,533,670	2,291,799	2,809,118
Laundry	1,428,160	259,827	623,075
Transportation	904,244	320,736	203,718
Office supplies	561,905	197,808	293,226
Representation	66,203	13,172	53,870
Food and beverages (Note 7)	66,006	226,462	381,345
Others	4,246,755	3,368,305	2,452,993
	₱74,039,284	₱46,455,858	₱48,336,322

Others include costs incurred for the Club's repairs and maintenance, recreational and laundry expenses.



General and administrative expenses consist of:

	2022	2021	2020
Salaries, wages and employee benefits	₱30,369,944	₱20,149,991	₱18,771,342
Heat, light and water	14,468,868	10,251,397	9,393,750
Security	7,556,587	5,146,094	6,658,480
Management fees (Note 17)	5,464,818	3,829,732	3,187,332
Depreciation (Note 9)	4,771,246	4,845,839	5,025,444
Repairs and maintenance	4,592,298	2,219,829	2,218,481
Collection charges	4,388,006	1,581,609	1,527,920
Corporate expense	3,775,952	2,559,330	2,311,393
Professional fees	3,441,501	4,296,903	2,997,899
Contract services	3,010,166	3,151,650	2,870,376
Taxes and licenses	2,630,115	4,361,782	3,689,456
Transportation	2,819,893	1,191,983	701,411
Insurance	2,248,286	1,936,018	2,339,192
Communication	567,229	492,492	468,170
Office supplies	563,644	354,048	380,369
Cleaning and other supplies	313,472	159,622	269,531
Representation	83,764	162,423	132,751
Provision for ECL (Note 6)	—	2,550,269	9,843,375
Provision on advances (Note 8)	—	688,282	—
Others	4,041,337	868,468	3,215,475
	₱95,107,126	₱70,797,761	₱76,002,147

Others include costs incurred for the Club's laundry supplies, hygiene supplies and IT expenses.

15. Pension Cost

The Club engaged an independent actuary to calculate the amount of retirement benefit obligation based on the provisions of PAS 19, *Employee Benefits*. The Club's liability for retirement benefits is based solely on the requirements under Republic Act No. 7641, otherwise known as The Philippine Retirement Pay Law of the Philippines, as the Club does not have a formal retirement plan. The latest valuation report of the retirement plan was made as at December 31, 2022.

The following tables summarize the components of pension expenses recognized in the statements of comprehensive income and the liability amounts recognized in the statements of financial position.

The components of pension expense (included in cost of sales, cost of services and general and administrative expenses under salaries, wages and employee benefits) in Note 14 to the financial statements follow:

	2022	2021	2020
Current service cost	₱1,559,744	₱1,685,100	₱1,409,500
Interest cost	501,218	504,500	582,300
Total retirement expense	₱2,060,962	₱2,189,600	₱1,991,800



The remeasurement effects recognized in other comprehensive income (OCI) follow:

	2022	2021	2020
Actuarial gain (loss) due to:			
Changes in demographic assumptions	₱2,189,038	₱3,379,900	₱753,000
Experience adjustment	(281,091)	1,889,900	(2,094,100)
	1,907,947	5,269,800	(1,341,100)
Income tax effect	(535,893)	(1,317,450)	402,330
Remeasurement gain (loss) in OCI	₱1,372,054	₱3,952,350	(₱938,770)

Cumulative remeasurement effect recognized in OCI included in equity under remeasurement gain (loss) on pension liability in the statements of financial position:

	2022	2021
Balances at beginning of year	₱4,091,672	(₱1,178,128)
Remeasurement gain on defined benefit obligation	1,907,947	5,269,800
	5,999,619	4,091,672
Income tax effect on actuarial gain	(1,499,905)	(964,012)
Total amount recognized in OCI at end of year	₱4,499,714	₱3,127,660

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

	2022	2021
Balance at January 1	₱10,024,350	₱13,950,550
Current service cost	1,559,744	1,685,100
Interest cost	501,218	504,500
Benefits paid directly by the Club	-	(846,000)
Remeasurement gain	(1,907,947)	(5,269,800)
Balance at December 31	₱10,177,365	₱10,024,350

The cost of defined benefits pension plans and other post-employment benefits as well as the present value of defined benefits obligations are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate and future salary increases. The principal assumptions used in determining pension and post-employment benefits obligations for the defined benefit plans are as follows:

	2022	2021
Discount rate	7.30%	5.00%
Salary increase rate	7.00%	7.00%



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

	Increase (Decrease) in rates	Effect on DBO	
		2022	2021
Discount rate	+1.0%	(₱737,257)	(₱1,452,944)
	-1.0%	856,402	1,725,558
Salary rate	+1.0%	₱815,994	₱1,647,668
	-1.0%	(718,038)	(1,421,488)

The defined benefits obligation typically exposes the Club to a number of risks such as interest rate risk, longevity and salary risk.

Interest rate risk

The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows using interest rates of government bonds that are denominated in the currency in which the benefits will be paid, and that have terms to maturity approximating the terms of the related retirement liability. An increase in government bond yields will decrease the defined benefit obligation. Hence, the present value of defined benefit obligation is directly affected by the discount rate to be applied by the Club.

Longevity and Salary Risks

The present value of the defined benefit obligation is calculated by reference to the best estimates of: (1) the mortality of the plan participants, and (2) the future salaries of the plan participants. Consequently, increases in life expectancy and salary of the plan participants will result in an increase in the defined benefit obligation.

Shown below is the maturity analysis of the DBO based on undiscounted benefit payments as at December 31, 2022 and 2021:

	2022	2021
Year 2 to 5	₱7,561,291	₱2,419,100
Year 6 to 10	2,703,021	6,535,300
Total	₱10,264,312	₱8,954,400

The weighted average duration of the defined benefit obligation is 13.00 years and 11.56 years as of December 31, 2022 and 2021, respectively.

16. Income Tax

“Corporate Recovery and Tax Incentives for Enterprises Act” or “CREATE” Act

President Rodrigo Duterte signed into law on March 26, 2021 the CREATE Act to attract more investments and maintain fiscal prudence and stability in the Philippines. RA 11534 or the CREATE Act introduces reforms to the corporate income tax and incentives systems. It takes effect 15 days after its complete publication in the Official Gazette or in a newspaper of general circulation or April 11, 2021.



Pursuant to the CREATE Act, the Club has adopted the following changes effective July 1, 2020:

- Regular corporate income tax (RCIT) rate is reduced from 30% to 25%
- MCIT rate reduced from 2% to 1% of gross income effective July 1, 2020 to June 30, 2023.

Provision for current income tax pertaining to MCIT follows:

	2022	2021	2020
Current	₱686,666	₱-	₱-
Final tax	5,345	3,979	10,949
	₱692,011	₱3,979	₱10,949

The reconciliation of the provision for income tax computed using the statutory income tax rate to the provision for income tax shown in profit or loss follows:

	2022	2021	2020
Provision for (benefit from)			
income tax at statutory			
income tax rate (25% in 2022			
and 2021, 30% in 2020)	₱4,935,398	(₱7,613,758)	(₱15,981,747)
Tax effects of:			
Nontaxable membership dues	(5,657,624)	(4,066,628)	(4,237,727)
Expired NOLCO and MCIT	4,774,224	2,437,878	7,116,535
Changes in unrecognized			
deferred tax assets	(3,358,651)	9,059,428	13,119,362
Interest income subjected to			
final tax	(1,336)	(995)	(5,474)
Effect of change in tax rate	-	188,054	-
Provision for income tax	₱692,011	₱3,979	₱10,949

Deferred tax assets are recognized only to the extent that taxable profit will be available against which the deferred tax assets can be used or when there are sufficient taxable temporary differences which are expected to reverse in the same period as the expected reversal of the deductible temporary differences. The Club assesses the unrecognized deferred tax assets and will recognize a previously unrecognized deferred tax asset to the extent that it has become probable that future taxable profit will allow all or part of the deferred tax assets to be recovered.

The Club has deductible temporary differences, NOLCO and MCIT, for which no deferred tax assets were recognized follows:

	2022	2021	2020
NOLCO	₱98,504,178	₱113,119,491	₱75,567,271
Pension liability	16,610,233	14,549,271	12,359,671
Allowance for ECL (Note 6)	12,393,644	12,393,644	9,843,375
Provision on advances (Note 8)	688,282	688,282	-
MCIT	686,666	906,730	2,404,341
	₱128,883,003	₱141,657,418	₱100,174,658



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 consecutive taxable years immediately following the year of such loss.

As of December 31, 2022 the Club has incurred NOLCO before taxable year 2020 which can be claimed as deduction from the regular taxable income for the next three consecutive taxable years, as follows:

Year Incurred	Amount	Expired	Balance	Expiry Year
2019	₱15,469,976	₱15,469,976	₱-	2022
2022	854,663	-	854,663	2025
	₱16,324,639	₱15,469,976	₱854,663	

As of December 31, 2022, the Club has incurred NOLCO in taxable years 2022 and 2021 which can be claimed as deduction from the regular taxable income for the next five consecutive taxable years pursuant to the Bayanihan to Recover As One Act, as follows:

Year Incurred	Amount	Expired	Balance	Expiry Year
2020	₱56,336,226	₱-	₱56,336,226	2025
2021	41,313,289	-	41,313,289	2026
	₱97,649,515	₱-	₱97,649,515	

The excess of MCIT against RCIT follows:

Year Incurred	Amount	Expired	Balance	Expiry Year
2019	₱906,730	₱906,730	₱-	2022
2022	686,666	-	686,666	2025
	₱1,593,396	₱906,730	₱686,666	

As at December 31, 2022, the Club’s deferred tax liability from remeasurement gain on pension liability amounted to ₱1,499,905 and 964,012 respectively.(see Note 15).

In 2022, 2021 and 2020, the Club did not avail the optional standard deduction.

17. Related Party Transactions

Enterprises and individuals that directly, or indirectly through one or more intermediaries, control or are controlled by, or are under common control with the Club, including holding companies, subsidiaries and fellow subsidiaries, are related parties of the Club. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Club that gives them significant influence over the enterprise, key management personnel, including directors and officers of the Club and close members of the family of these individuals, and companies associated with these individuals also constitute related parties. In considering each possible related entity relationship, attention is directed to the substance of the relationship and not merely the legal form.

Terms and Conditions of Transactions with Related Parties

The Club, in the normal course of business, entered into transactions with related parties consisting primarily of the construction of the Club’s leisure and recreational facilities, and charges for the use of the Club’s facilities and services. Transactions with related parties are made on terms equivalent to



those that prevail in arm's length transactions. Outstanding balances at year-end are unsecured, non-interest bearing and are normally settled in cash.

The transactions and balances of accounts with related parties follow:

a. Outstanding balances owed by related parties:

	2022		2021		Terms	Conditions
	Amount/ Volume	Outstanding Balance	Amount/ Volume	Outstanding Balance		
Immediate parent company						
ALI (Trade)	₱566,603	₱2,016,109	₱1,025,973	₱2,126,503	Due and demandable; non-interest bearing	Unsecured; no impairment
ALI (Professional Fees)	676,977	–	–	–	Due and demandable; non-interest bearing	Unsecured; no impairment
ALI (Loans)	130,000,000	–	–	–	Due and demandable; interest bearing	Unsecured; no impairment
ALI (Interest) (Note 19)	371,752	–	–	–	Due and demandable	Unsecured; no impairment
Entities under common control						
Avida Land (Loans)	130,000,000	–	–	–	Due and demandable; interest bearing	Unsecured; no impairment
Avida Land (Interest) (Note 19)	1,545,975	–	–	–	Due and demandable	Unsecured; no impairment
Amaia Land (Loans)	175,000,000	87,500,000	–	–	Due and demandable; interest bearing	Unsecured; no impairment
Amaia Land (Interest) (Note 19)	691,283	575,364	–	–	Due and demandable	Unsecured; no impairment
ALI Commercial Center (Loans)	85,000,000	42,500,000	–	–	Due and demandable; interest bearing	Unsecured; no impairment
ALI Commercial Center (Interest) (Note 19)	394,221	387,264	–	–	Due and demandable	Unsecured; no impairment
Alveo Land (Loans)	68,000,000	–	–	–	Due and demandable; interest bearing	Unsecured; no impairment
Alveo Land (Interest) (Note 19)	139,137	–	–	–	Due and demandable	Unsecured; no impairment
ACGSCI Makati Development Corporation (MDC)	50,702,793	19,106,358	21,345,978	8,612,520	Due and demandable; non-interest bearing	Unsecured; no impairment
Ayalaland Management Corporation Inc (ACMI)	9,911	9,911	26,673	–	Due and demandable; non-interest bearing	Unsecured; no impairment
	5,855	5,855	–	–	Due and demandable; non-interest bearing	Unsecured; no impairment
	₱152,100,861		₱10,739,023			

The Club in the ordinary course of business, has entered into transactions with these related parties which consists mainly of the following:

- Receivables from ALI includes loans, unsecured non-interest bearing charges and unpaid membership dues from ALI nominees. Loan to ALI has 48-day term subject to interest rate of 2.57% .
- Transactions with Avida Land pertains to loans which has 22 to 30 days term subject to interest rate ranging from 2.28% to 4.78%.
- Receivables from Amaia Land pertains to loans which has 30 to 40 days term subject to interest rate ranging from 5.58% to 6.45%.
- Receivables from ALI Commercial Center pertains to loans which has 40 to 42 days term subject to interest rate ranging from 5.58% to 6.25%.



- Receivables from Alveo Land pertains to loans which has 15 days term subject to interest rate 5.58%.
- Receivable from ACGSCI pertains to charges incurred by ACGSCI members and guests on the use of the Club's facilities and availment of its services and inventory transfers. It also includes fees received in the amount of ₱4,800,000, ₱3,825,735, and ₱4,111,100 for consultancy services rendered to ACGSCI in 2022, 2021 and 2020, respectively (see Note 13).
- Receivables from MDC are related to meals and diesel charges incurred by employees of MDC in the Club during the mandatory lockdown period.
- Receivables from APMC are unsecured non-interest bearing charges from consumption of the Club's fuel and other costs incurred from availment of services of the Club.

b. Outstanding balances owed to related parties:

	2022		2021		Terms	Conditions
	Amount/ Volume	Outstanding Balance	Amount/ Volume	Outstanding Balance		
Entities under common control						
ALI	₱27,833,142	₱15,669,114	₱508,107	₱-	Due and demandable; non-interest bearing	Unsecured
ACMI (a)	4,736,843	924,821	3,829,732	3,829,732	Due and demandable; non-interest bearing	Unsecured
ACMI (b)	3,584,356	1,355,851	2,441,628	2,346,081	Due and demandable; non-interest bearing	Unsecured
MDC	1,910,166	2,139,386	-	-		
ACGSCI	14,562,297	6,424,046	4,092,036	1,492,585	Due and demandable; non-interest bearing	Unsecured; no impairment
Associates of Ayala Corporation (AC)						
Globe Telecom Inc.	165,902	13,785	-	-	Due and demandable; non-interest bearing	Unsecured; no impairment
Innovate Communications, Inc.	2,653,352	277,296	-	-	Due and demandable; non-interest bearing	Unsecured; no impairment
Manila Water Philippine Venture, Inc.	2,108,877	377,662	-	-	Due and demandable; non-interest bearing	Unsecured; no impairment
	₱27,181,961			₱7,668,398		

The Club in the ordinary course of business, has entered transactions with these related parties which consists mainly of the following:

- Amount owed to ALI pertains to costs incurred for property insurance recorded as part of insurance in general and administrative expenses.
- Payable to ACMI pertains to the following:
 - (a) Management fees, as agreed upon, include basic management fee amounting to ₱100,000 per month with an escalation clause of 7.50% per annum and incentive fee equivalent to 3.00% of gross operating profit per month included as part of total management fees in general and administrative expense. Total management fees amounted to ₱5,464,818, ₱3,829,732, and ₱3,187,332 in 2022, 2021 and 2020, respectively.
 - (b) System cost at a monthly fixed amount of ₱223,816 and ₱203,469 in 2022 and 2021, respectively, included as part of corporate expenses in general and administrative expenses.



- Payable to ACGSCI pertains to charges incurred by Club members in ACGSCI and inventory transfers.
- Payable to Globe consists of cost incurred for the prepaid mobile line and text blast communication to all members as billed by Amber.
- Payable to Innove consists of cost incurred for the trunk line and direct internet of the club.
- Payable to Manila Water consists of cost of water utilities incurred by the club.

The amounts receivable from and payable to related parties are not offset since they differ in nature and are billed and paid separately rather than settled on a net basis.

Transactions with BPI

The Club maintains the transactions below with BPI (an associate of AC):

	2022			2021		
	Balance	Income Earned	Realized and unrealized gain	Balance	Income Earned	Realized and unrealized gain
Cash in banks (Note 4)	₱22,841,393	₱26,723	₱-	₱24,342,656	₱19,894	₱-
Financial assets at FVPL (Note 5)	5,133,592	-	406,408	99,727,184	-	1,138,282
	₱27,974,985	₱26,723	₱406,408	₱124,069,840	₱19,894	₱1,138,282

Compensation of key management personnel

The key management personnel of the Club are employees of ALI. The compensation of the said employees is paid by ALI and as such, the disclosures required under PAS 24, *Related Party Disclosures*, are included in ALI's financial statements.

18. Financial Instruments

Fair Value Information

The following methods and assumptions were used to estimate the fair value of each class of financial instrument for which it is practicable to estimate such value:

Cash, accounts and other receivables, receivables from related parties, accounts and other payables, and payables to related parties – Carrying amounts approximate fair values due to the relatively short-term nature of these accounts.

Financial assets at FVPL – These are investments in UITF. Fair value is based on net asset values as at each reporting date.

Fair Value Hierarchy

The Club classified financial assets at FVPL under Level 1 of the fair value hierarchy (see Note 5).

There have been no transfers between different categories.

Financial Instruments Risk Management Objectives and Policies

The Club's principal financial instruments comprise of cash, financial assets at FVPL, accounts and other receivables, receivables from related parties, accounts and other payables, and payables to related parties. The main purpose of the Club's financial instruments is to fund operational and capital expenditures.



The Club's financing and treasury function operates as a centralized service for managing financial risks and activities as well as providing optimum investment yield and cost-efficient funding for the Club.

The main risks arising from the use of financial instruments are credit risk and liquidity risk. The management reviews and approves the policies for managing each of these risks and they are summarized as follows:

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's maximum exposure to credit risk as of December 31, 2022 and 2021 is the carrying amounts of the financial assets. The Club's maximum exposure for cash excludes the carrying amount of cash on hand. The table below shows the maximum credit risk exposure of the Club:

	2022	2021
Cash in banks	₱22,841,393	₱24,342,656
Financial assets at FVPL	5,133,592	99,727,184
Accounts and other receivables		
Trade receivables	37,860,169	34,152,550
Receivable from employees	148,899	151,869
Others	2,564,139	1,261,183
Receivables from related parties	152,100,861	10,739,023
	₱220,649,053	₱170,374,465

Impairment of financial assets

The Club's financial assets that are subject to the ECL model consists of cash in banks, accounts and other receivables, and receivables from related parties.

Cash in banks and financial assets at FVPL

The investment of the Club's cash resource is managed so as to minimize risk while seeking to enhance yield. Credit risk management involves entering into financial instruments only with counterparties with acceptable credit standing. The Club transacts only with bank which have demonstrated financial soundness for the past five years.

Receivables from related parties

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.

Identified impairment losses for cash in banks and due from related parties are immaterial.

Accounts and other receivables

The Club is exposed to credit risk from its operating activities, primarily on its trade receivables. To manage credit risks, the Club maintains defined credit policies and monitors its exposure to credit risks on a continuous basis.

The Club's trade receivables generally pertain to membership dues and club charges. The Club bills and collects from members on a monthly basis. It is the Club's policy to impose surcharge fees on



members for any delinquency in payment. Once an account is tagged as delinquent, appropriate actions are taken by the Club such as prohibition of the use of Club's facilities and services. The Club assesses long-outstanding member's receivable account periodically as to future collectability. Club shares of members with long-outstanding balances are placed to public auction for bidding at the management's own terms and minimum pricing to ensure that outstanding balances are delinquent members are recovered.

The Club defines a financial asset as in default when contractual payments are 120 days past due. However, in certain cases, the Club may also consider a receivable to be in default when internal or external information indicates that the Club is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Club.

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

December 31, 2022

	Current	< 30 days	< 90 days	Over 90 but < 360 days	Over 360 days	Credit impaired	Total
ECL rate	0.00%	0.00%	0.00%	0.00%	0.00%	100%	
Estimated total gross carrying amount of accounts receivable	₱13,442,756	₱3,080,225	₱2,146,397	₱2,209,501	₱4,587,646	₱12,393,644	₱37,860,169
ECL	₱-	₱-	₱-	₱-	₱-	₱12,393,644	₱12,393,644

December 31, 2021

	Current	< 30 days	< 90 days	Over 90 but < 360 days	Over 360 days	Credit impaired	Total
ECL rate	0.00%	0.00%	0.00%	0.00%	0.00%	100%	
Estimated total gross carrying amount of accounts receivable	₱5,226,165	₱1,886,058	₱735,789	₱2,661,650	₱11,249,244	₱12,393,644	₱34,152,550
ECL	₱-	₱-	₱-	₱-	₱-	₱12,393,644	₱12,393,644

Liquidity risk

Liquidity risk is defined by the Club as the risk of losses arising from funding difficulties due to deterioration in market conditions and/or the financial position of the Club that make it difficult for the Club to raise the necessary funds. This may result from either the inability to sell financial assets quickly at their fair values; or a counterparty failing on repayment of a contractual obligation; or the inability to generate cash inflows as anticipated.

The Club employs scenario analysis and contingency planning to actively manage its liquidity position and guarantee that all operating, investing and financing needs are met. The Club applies a prudent approach to liquidity through the prudent management of cash.



The tables below summarize the aging analysis and maturity profile of the Club's financial assets and financial liabilities, respectively, based on undiscounted contractual cash flows:

	2022				Total
	On demand	Less than 3 months	3 to 12 months	More than 1 year	
Financial Assets					
Cash	₱23,231,042	₱-	₱-	₱-	₱23,231,042
Financial assets at FVPL	5,133,592	-	-	-	5,133,592
Accounts and other receivables					
Trade receivables	13,442,756	4,355,299	3,080,824	4,587,646	25,466,525
Receivables from employees	148,899	-	-	-	148,899
Other receivables	2,564,139	-	-	-	2,564,139
Receivables from related parties	152,100,861	-	-	-	152,100,861
	₱196,621,289	₱4,355,299	₱3,080,824	₱4,587,646	₱208,645,058
Financial Liabilities					
Accounts and other payables					
Trade payables	₱13,503,604	₱-	₱-	₱-	₱13,503,604
Accrued expenses	-	18,564,067	-	-	18,564,067
Funds held for environmental activities	3,697,146	-	-	-	3,697,146
Service charge payable	-	1,253,382	-	-	1,253,382
Vouchers payable	657,362	-	-	-	657,362
Due to employees	-	293,420	-	-	293,420
Other payables*	681,099	-	-	-	681,099
Contract liabilities	-	20,792,739	-	-	20,792,739
Payables to related parties	27,181,961	-	-	-	27,181,961
	₱45,721,172	₱40,903,608	₱-	₱-	₱86,624,780
Liquidity Position (Gap)	₱150,900,117	(₱36,548,309)	₱3,080,824	₱4,587,646	₱122,020,278

*Excluding statutory liabilities amounting to ₱2,774,758

	2021				Total
	On demand	Less than 3 months	3 to 12 months	More than 1 year	
Financial Assets					
Cash	₱24,902,458	₱-	₱-	₱-	₱24,902,458
Financial assets at FVPL	99,727,184	-	-	-	99,727,184
Accounts and other receivables					
Trade receivables	5,226,163	2,374,529	2,908,969	11,249,245	21,758,906
Receivables from employees	151,869	-	-	-	151,869
Other receivables	1,261,183	-	-	-	1,261,183
Receivables from related parties	10,739,023	-	-	-	10,739,023
	₱142,007,880	₱2,374,529	₱2,908,969	₱11,249,245	₱158,540,623
Financial Liabilities					
Accounts and other payables					
Trade payables	₱24,878,772	₱-	₱-	₱-	₱24,878,772
Accrued expenses	-	11,847,895	-	-	11,847,895
Funds held for environmental activities	1,890,809	-	-	-	1,890,809
Service charge payable	-	772,210	-	-	772,210
Vouchers payable	487,588	-	-	-	487,588
Due to employees	-	9,708	-	-	9,708
Other payables*	340,998	-	-	-	340,998
Contract liabilities	-	23,238,240	-	-	23,238,240
Payables to related parties	7,668,398	-	-	-	7,668,398
	₱35,266,565	₱35,868,053	₱-	₱-	₱71,134,618
Liquidity Position (Gap)	₱106,741,315	(₱33,493,524)	₱2,908,969	₱11,249,245	₱87,406,005

*Excluding statutory liabilities amounting to ₱1,126,517



19. Supplementary Note to the Statements of Cash Flows

In 2022, loan amounting to ₱130,000,000 was initially lent to ALI, which has a 48-day term subject to interest rate of 2.57%. The loan was collected in 2022 and earned interest income amounting to ₱371,752 in 2022.

As agreed with ALI, the funds were subsequently transferred to the following subsidiaries for intercompany lending.

- Transactions with Avida Land pertains to loans which has 22 to 30 days term subject to interest rate ranging from 2.28% to 4.78%. The loan amounting to ₱130,000,000 was collected in 2022 and earned an interest income amounting to ₱1,545,975.
- Transactions with Alveo Land pertains to loans which has 15 days term subject to interest rate 5.58%. The loan amounting to ₱68,000,000 was collected in 2022 and earned an interest income amounting to ₱139,137 in 2022.
- Transactions with Amaia Land pertains to loans which has 30 to 40 days term subject to interest rate ranging from 5.58% to 6.45%. The loan amounted to ₱87,500,000 and earned an interest income amounting to ₱691,283 in 2022.
- Receivables from ALI Commercial Center pertains to loans which has 40 to 42 days term subject to interest rate ranging from 5.58% to 6.25%. The loan amounted to ₱42,500,000 and earned an interest income amounting to ₱394,221 in 2022.

In 2019, as agreed with ALI, loans to Avida were transferred to ALI and CHI amounting to ₱94,000,000 and ₱10,000,000, respectively. These loans were subsequently collected in 2020.

Loan to ALI has a 48-day term subject to interest rate of 4.32%. Total amount of interest income from the loan recognized in 2020 amounted to ₱378,098.

Loan to CHI has a 62-day term subject to interest rate of 4.46%. Interest income earned from the loan amounted to ₱40,104 in 2020.

20. Other Matters

The Club is currently involved in a legal proceeding. The estimate of the probable costs for the resolution of these claims has been developed in consultation with outside counsel handling the defense in these matters and is based upon an analysis of potential results. The Club's management, in consultation with its legal counsel, believes that the outcome of these legal proceedings will not have a material adverse effect on the Club's financial position or operating results. It is possible, however, that 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 information usually required by PAS 37, *Provision, Contingent Liabilities and Contingent Assets*, is not disclosed as it may prejudice the outcome of the ongoing legal proceeding.



21. Supplementary Tax Information Required Under Revenue Regulations (RR) No. 15-2010

In compliance with the requirements set forth by RR No. 15-2010, hereunder are the information on taxes, duties and license fees paid or accrued during the taxable year.

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

VAT

Net Sales/Receipt and Output VAT declared in the Club's VAT returns for the year 2022:

	Net Sales/ Receipts	Output VAT
<u>Taxable sales:</u>		
Sale of services	143,056,517	17,166,782
Sale of goods	102,905,331	12,348,640
	<u>₱245,961,848</u>	<u>₱29,515,422</u>

Sale of services subject to VAT pertains to gross receipts/collections on revenues from room accommodation, guest fees, spa services and rental of recreational equipment.

On the other hand, sale of goods pertains to gross receipts/collections on revenues from sale of food, beverage and merchandise in the Club's restaurants and shop.

The Club has exempt sales amounting to ₱64,845,000 pursuant to SC Ruling G.R. No. 228539 [*Association of Non-Profit Clubs, Inc. (ANCP) vs. Bureau of Internal Revenue (BIR)*] dated August 13, 2019.

The amount of VAT input taxes claimed are broken down as follows:

Balance at beginning of year	₱-
Input tax carried over	2,829,962
Current year's domestic purchases of:	
I. Goods for resale or further processing	6,321,447
II. Capital goods not subject to amortization	2,164,906
III. Services lodged under other accounts	5,467,855
Total input VAT available	16,784,170
Less input tax on capital goods subject to amortization, deferred for the succeeding period	1,280,382
Less input tax allocable to exempt sales	2,829,748
Total input tax claimed during the current year	12,674,040
Less claims against output VAT	(12,674,040)
Balance at end of year	₱-

Documentary Stamp Tax

There was no documentary stamp tax paid or due to the BIR in 2022.



Other Taxes and Licenses

This includes all other taxes, local and national, included under the taxes and licenses account under general and administrative expenses. Details of other taxes and licenses in 2022 follow:

<i>Local</i>	
Real property taxes	₱1,800,618
Licenses and permits	818,497
Community tax certificate	10,500
	<hr/>
	2,629,615
<i>National</i>	
BIR annual registration fee	500
	<hr/>
	₱2,630,115
	<hr/> <hr/>

Withholding Taxes

Details of withholding taxes in 2022 follows:

	Paid	Accrued	Total
Expanded withholding taxes	₱3,390,177	₱195,196	₱3,585,373
Withholding taxes on compensation and benefits	4,490,611	–	4,490,611
Final withholding taxes	5,345	–	5,345
	<hr/>	<hr/>	<hr/>
	₱7,886,133	₱195,196	₱8,081,329
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Tax Contingencies

The Club has currently no deficiency tax assessments, whether protested or not and has not received any final assessment notice and/or formal letter of demand from the BIR as of December 31, 2022.

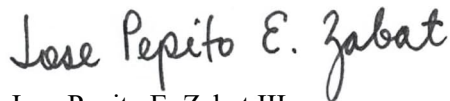


INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY SCHEDULES

The Stockholders and the Board of Directors
Anvaya Cove Beach and Nature Club, Inc.
Anvaya Cove, Morong, Bataan

We have audited in accordance with Philippine Standards on Auditing, the financial statements of Anvaya Cove Beach and Nature Club, Inc. (the Club) as at December 31, 2022 and 2021 and for each of the three years in the period ended December 31, 2022, and have issued our report thereon dated March 2, 2023. Our audits were made for the purpose of forming an opinion on the basic financial statements taken as a whole. The supplementary schedules required under Annex 68-J of the Revised Securities Regulation Code (SRC) Rule 68 are the responsibility of the Club's management. These schedules are presented for purposes of complying with the Revised SRC Rule 68 and are not part of the basic financial statements. These schedules have been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, fairly state in all material respects, the financial information required to be set forth therein in relation to the basic financial statements taken as a whole.

SYCIP GORRES VELAYO & CO.



Jose Pepito E. Zabat III
Partner

CPA Certificate No. 85501

Tax Identification No. 102-100-830

BOA/PRC Reg. No. 0001, August 25, 2021, valid until April 15, 2024

SEC Partner Accreditation No. 85501-SEC (Group A)

Valid to cover audit of 2020 to 2024 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. 08-001998-060-2020, December 3, 2020, valid until December 2, 2023

PTR No. 9566022, January 3, 2023, Makati City

March 2, 2023



ANVAYA COVE BEACH AND NATURE CLUB, INC.
SUPPLEMENTARY SCHEDULES REQUIRED UNDER ANNEX 68-J
OF THE REVISED SRC RULE 68
AS AT DECEMBER 31, 2022

Schedule A. Financial Assets

Name of issuing entity and association of each issue	Amount shown in the statements of financial position	Income received and accrued	Unrealized gain on financial asset at FVPL
Loans and Receivables			
A. Cash in banks			
Bank of the Philippine Islands (BPI)	P22,841,393	P26,723	P-
B. Financial assets at FVPL	5,133,592	-	61,386
C. Accounts and other receivables			
Trade receivables	25,466,525	-	-
Receivable from employees	148,899	-	-
Other receivables	2,564,139	35,995	-
D. Receivables from related parties	152,100,861	3,142,368	-
	P208,255,409	P3,205,086	P61,386

Schedule B. Amounts Receivable from Directors, Officers, Employees, Related Parties and Principal Stockholders (Other than Related Parties)

Name and designation of debtor	Balance at beginning of period	Additions	Deductions		Current	Not current	Balance at end of period
			Amounts collected	Amounts written off			
Employees	P151,869	P485,619	P488,589	P-	P148,899	P-	P148,899

Schedule C. Amounts Receivable from Related Parties which are eliminated during consolidation of Financial Statements

Name and designation of debtor	Balance at beginning of period	Additions	Deductions		Current	Not current	Balance at end of period
			Amounts collected	Amounts written off			
Not applicable							

Schedule D. Long-term Debt

Title of issue and type of obligation	Amount authorized by indenture	Amount shown under caption "Current portion of long-term debt" in related statements of financial position	Amount shown under "Long-Term Debt" in related statements of financial position
Not applicable			

Schedule E. Indebtedness to Related Parties (Long-term Loans from Related Companies)

Name of related party	Balance at beginning of period	Balance at end of period
Not applicable		

Schedule F. Guarantees of Securities Other Issuers

Name of issuing entity of securities guaranteed by the Club for which this statement is filed	Title of issue of each class of securities guaranteed	Total amount guaranteed and outstanding	Amount owned by person for which statement is filed	Nature of guarantee
Not applicable				

Schedule G. Capital Stock

Title of issue	Number of shares authorized	Number of shares issued and outstanding at shown under related statements of financial position caption	Number of shares reserved for options, warrants, conversion and other rights	Number of shares held by related parties	Directors, officers and employees	Others
Common Stock:						
Class A	3,468	3,468	N/A	3,250	11	207
Class B	1,950	1,950	N/A	431	–	1,519
Class C	500	500	N/A	352	–	148
Class D	702	702	N/A	702	–	–
Class E	180	180	N/A	180	–	–
Total	6,800	6,800		4,915	11	1,874

Your BIR AFS eSubmission uploads were received

eafs@bir.gov.ph <eafs@bir.gov.ph>

Sat 15/04/2023 7:50 AM

To: Carol Hizola <carol.hizola@anvayacove.com>

Cc: Carol Hizola <carol.hizola@anvayacove.com>

Hi ANVAYA COVE BEACH AND NATURE CLUB INC,

Valid files

- EAFS005862442TCRTY122022-03.pdf
- EAFS005862442RPTY122022.pdf
- EAFS005862442ITRTY122022.pdf
- EAFS005862442OTHTY122022.pdf
- EAFS005862442AFSTY122022.pdf
- EAFS005862442TCRTY122022-02.pdf
- EAFS005862442TCRTY122022-01.pdf

Invalid file

- <None>

Transaction Code: **AFS-0-4S34NTZ107FFD9B6JQ1MPM2330MXTRS2YZ**

Submission Date/Time: **Apr 15, 2023 07:30 AM**

Company TIN: **005-862-442**

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- The submitted forms, documents and attachments are complete, truthful and correct based on the personal knowledge and the same are from authentic records;
- The submission is without prejudice to the right of the BIR to require additional document, if any, for completion and verification purposes;
- The hard copies of the documents submitted through this facility shall be submitted when required by the BIR in the event of audit/investigation and/or for any other legal purpose.

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STATEMENT OF MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL STATEMENTS

The management of **Anvaya Cove Beach & Nature Club, Inc.** (the Club) is responsible for the preparation and fair presentation of the financial statements including the schedules attached therein, as of December 31, 2022 and 2021 and for the years ended December 31, 2022, 2021 and 2020, in accordance with the Philippine Financial Reporting Standards, 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.

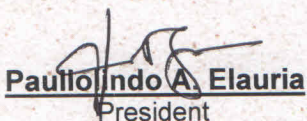
The Board of Directors (BOD) is responsible for overseeing the Club's financial reporting process.

The BOD reviews and approves the financial statements including the schedules attached therein, and submits the same to the members.

SyCip Gorres Velayo & Co., the independent auditors, appointed by the members for the periods December 31, 2022 and 2021, has audited the financial statements of the Club in accordance with Philippine Standards on Auditing, and in its report to the members, has expressed its opinion on the fairness of presentation upon completion of such audit.



Augusto D. Bengzon
Chairman of the Board



Paulo Jindo A. Elauria
President



Dindo R. Fernando
Treasurer

Anvaya Cove Beach & Nature Club

Morong, Bataan, 2108

Tel: (02) 793 9000 Fax: (02) 793 9088 Mobile: (0917) 826 8292

Email: members@anvayacove.com

Website: www.anvayacove.com





ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
Makati City) SS.

BEFORE ME, a Notary Public for and in the City of Makati, this APR 12 2023, personally appeared the following:

Anvaya Cove Beach & Nature Club, Inc.
represented by:

Table with 3 columns: Name, Passport/Driver's License No., Date & Place of Issue. Rows include Augusto D. Bengzon, Paullolindo A Elauria, and Dindo R. Fernando.

who are personally known to me and identified by me through competent evidence of identity to be the same persons described in the foregoing instrument, who acknowledged before me that their respective signatures on the instrument were voluntarily affixed by them for the purposes stated therein, and who declared to me that they have executed the instrument as their free and voluntary act and deed and that they have the authority to sign on behalf of their respective principals.

WITNESS MY HAND AND NOTARIAL SEAL affixed at the place and on the date first above written.

Doc. No. 146;
Page No. 31;
Book No. 117;
Series of 2023.

Notarial DST pursuant to Sec. 61 of the TRAIN Act (amending Sec. 188 of the NIRC) affixed on Notary Public's copy.



MARIA PAULA G. ROMERO-BAUTISTA
Notary Public - Makati City
Appt. No. M-079 until December 31, 2023
Roll of Attorneys No. 58335
IBP No. 264594 - 01/03/2023 - Makati City
PTR No. 9566341MM - 01/03/2023 - Makati City
MCLE Compliance No. VII-0020268 - 06/02/2022
4th Floor Tower One and Exchange Plaza
Ayala Triangle, Ayala Avenue
Makati City, Philippines