



SECURITIES AND EXCHANGE COMMISSION

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SEC Registration No.: AS95007827

Company Name: THE COUNTRY CLUB AT TAGAYTAY HIGHLANDS, INC.

Industry Classification: O92499

Company Type: Stock Corporation

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To Lalaine Grace Lejarde <[REDACTED]>; Jeanie Racelle D. Astilla <[REDACTED]>
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4. Broker Dealer Financial Statements (BDFS)
5. Financing Company Financial Statements (FCFS)
6. Investment Houses Financial Statements (IHFS)
7. Publicly – Held Company Financial Statement
8. General Form for Financial Statements
9. Financing Companies Interim Financial Statements (FCIF)
10. Lending Companies Interim Financial Statements (LCIF)

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SECURITIES AND EXCHANGE COMMISSION

SEC Headquarters, 7907 Makati Avenue,
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Date Mon 4/14/2025 4:46 PM

To Lalaine Grace Lejarde <[REDACTED]>; Jeanie Racelle D. Astilla <[REDACTED]>

Cc Frederick D. Deocariza <[REDACTED]>

From: noreply-cifssost@sec.gov.ph <noreply-cifssost@sec.gov.ph>

Sent: Monday, April 14, 2025 4:37 PM

Subject: SEC eFast Initial Acceptance

Greetings!

SEC Registration No: AS95007827

Company Name: THE COUNTRY CLUB AT TAGAYTAY HIGHLANDS, INC.

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Salcedo Village, Barangay Bel-Air, Makati City,
1209, Metro Manila, Philippines

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CERTIFICATION

I, **FREDERICK D. DEOCARIZA**, Financial Controller, is a duly authorized representative of **THE COUNTRY CLUB AT TAGAYTAY HIGHLANDS, INC. ("Club")**, with SEC registration number AS095007827 and principal office at Tagaytay Highlands Complex, Barangay Calabuso, Tagaytay City, Cavite, Philippines, does hereby certify and state that:

- 1) That on behalf of the Club, I have caused this Annual Report for the period ended 31 December 2024 (SEC Form 17-A) to be prepared.
- 2) That I read and understood its contents which are true and correct of my own personal knowledge and/or based on true records; and
- 3) That the Club will comply with the requirements set forth in SEC Notice dated 24 June 2020 for a complete and official submission of reports and/or documents through electronic mail;

IN WITNESS WHEREOF, I have hereunto set my hand this

10 APR 2025 TAGAYTAY CITY

FREDERICK D. DEOCARIZA
Financial Controller

SUBSCRIBED AND SWORN to before me this
affiant exhibiting to me his Driver's License No.
of identity.

10 APR 2025

in **TAGAYTAY CITY**
as competent evidence

Doc. No. 451 ;
Page No. 92 ;
Book No. 234 ;
Series of 2025.



10 APR 2025

ATTY. VALENTIN C. GUANIO
JP Rizal Avenue, Kaybagal South, Tagaytay City
Commission Expires on **DECEMBER 31, 2026**
PTR No. 6116533/January 2, 2025
ROLL No. 22908
IBP LIFETIME RES. NO. 02892
MCLE COMPLIANCE NO. VIII-0024028

A S 0 9 5 0 0 7 8 2 7
S.E.C. Registration Number

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

(Company's Full Name)

T A G A Y T A Y H I G H L A N D S C O M P L E X , B A
R A N G A Y C A L A B U S O , T A G A Y T A Y C I T Y
4 1 2 0 , C A V I T E

(Business Address: No. Street City / Town / Province)

Maria Clara T. Kramer
Contact Person

Company Telephone Number

1 2 - 3 1
Month Day
Calendar Year

1 7 - A
FORM TYPE

3 1 - 0 5
Day Month
Annual Meeting

Secondary License Type, If Applicable

S E C
Dept. Requiring this Doc.

N / A
Amended Articles Number/Section

2 2 3 5
Total No. of Stockholders

Total Amount of Borrowings

Domestic Foreign

To be Accomplished by SEC Personnel concerned

File Number

LCU

Document I.D.

Cashier

STAMPS

Remarks = pls. use black ink for scanning purposes

THE COUNTRY CLUB AT TAGAYTAY HIGHLANDS, INC.

(A Nonprofit Corporation)

Supplementary Schedules Required

By the Securities and Exchange Commission

As at and for the Year Ended December 31, 2024

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SECURITIES AND EXCHANGE COMMISSION
SEC FORM 17-A
ANNUAL REPORT PURSUANT TO SECTION 17 OF THE SECURITIES REGULATION CODE
AND SECTION 177 OF THE REVISED CORPORATION CODE OF THE PHILIPPINES

1. For the twelve months ended **DECEMBER 31, 2024**
2. SEC Identification Number : **ASO95007827** 3. BIR Tax Identification No.: **004-734-253-000**
4. Exact name of issuer as specified in its charter: **The Country Club at Tagaytay Highlands, Inc.**
5. **Makati, Metro Manila, Philippines**
Province, Country or other jurisdiction of
incorporation or organization
6. (SEC Use Only)
Industry Classification Code:
7. **Tagaytay Highlands Complex, Barangay Calabuso, Tagaytay City, Philippines** **4120**
Address of principal office Postal Code
8. Issuer's telephone number, including area code : XXXXXXXXXX
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 |
|---------------------------|---|
| Proprietary Shares | 5,000 |
11. Are any or all of these securities listed on a Stock Exchange.
Yes [] No [**x**]
12. Check whether the issuer:
- (a) has filed all reports required to be filed by Section 17 of the SRC and SRC Rule 17 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 12 months (or for such shorter period that the registrant was required to file such reports);
Yes [**x**] No []
- (b) has been subject to such filing requirements for the past 90 days.
Yes [] No [**x**]
13. Aggregate market value of the voting stock held by non-affiliates: **P1,778,000,000**

APPLICABLE ONLY TO ISSUERS INVOLVED IN
INSOLVENCY/SUSPENSION OF PAYMENTS PROCEEDINGS
DURING THE PRECEDING FIVE YEARS:

14. Check whether the issuer has filed all documents and reports required to be filed by Section 17 of the SRC subsequent to the distribution of securities under a plan confirmed by a court or the SEC.
Yes [] No [] **NOT APPLICABLE**

PART I - BUSINESS AND GENERAL INFORMATION

Item 1. Business

The Country Club at Tagaytay Highlands, Inc. (Country Club) was incorporated in the Philippines on June 10, 1997 as an exclusive membership club operating on a non-profit basis. Its primary purpose is to promote social, recreational and athletic activities among its members. It is a self-contained community set on a ridge in Tagaytay City, which is located approximately 60 kilometers south of Metro Manila and situated on a 7-hectare land below the 18-hole par-71 international championship golf course of Tagaytay Highlands International Golf Club Inc. (THIGCI).

The sale of membership shares to the public started in November 1995 but the Country Club officially opened for business in March 1996. Majority of members are private individuals (about 88.06%) most of which are Filipino nationals and citizens and the remaining 11.94% are corporate members. Members of THIGCI were given preference to purchase the first few shares before they were offered to the public. The Country Club derives its revenues and other income from the monthly dues (37%), restaurant patronage (47%), recreational facilities (4%), room sales (2%), and other income (11%). Collection of monthly dues started in March 1996 at ₱750 per member and was subjected to gradual increases. The following are the monthly dues with the respective periods wherein the increase became effective: ₱1,500 in June 1996, ₱2,000 in January 1998, ₱2,300 in April 2001, ₱2,500 in April 2004, ₱3,100 in January 2006, ₱3,600 in January 2010, ₱4,200 in September 2012, and ₱4,700 in January 2019. Starting March 2020, membership dues was reduced to ₱4,250 due to the VAT exemption.

The sale of food and beverages through the Country Club's restaurants is a major source of income contributing to about 47% of total revenues in 2024. The different specialty restaurants offer a wide array of cuisines (Chinese, Italian, Japanese, Thai and Western), which are sure to satisfy everyone's palate. Members of the Country Club can avail of the restaurants facilities of THIGCI and Tagaytay Midlands Golf Club, Inc., with these restaurants offering Filipino, Korean, Japanese and Spanish cuisine.

Part of the Country Club's commitment to members was also to provide sports and recreational facilities. Prior to the Country Club's opening in March 1996, outdoor facilities like the tennis courts, fishing pier, mini-golf course, horseback bridle path and the children's playground were already available to members. In July 1996, the two-level Sports Center was officially opened. This houses a 14-lane bowling facility, an indoor lap pool, basketball court, badminton court, game room, spas, gym, and a Kidsports - children's play area. In December 1996, major portions of the camping ground called Camp Highlands were also completed and ready to accept members who wish to stay overnight or simply to cool off in the swimming pools. In addition to the aforesaid developments, the Animal Farm was opened in 1997.

The wide array of facilities and the continuing developments in the Country Club are important considerations for members to retain membership with the Country Club and for some to speculate on the increase in market value of their shares. The Country Club has completed its renovation of the following facilities in 2019: Sports Center, Highlander Steakhouse, Highlands China Palace, Country Club Veranda, Akasaka, Camp Highlands, Peak Bar, Country Clubhouse, Holy Family Chapel, Genghis Khan, and Trellis.

Bankruptcy, Receivership or Similar Proceedings

The Country Club has not been involved in any bankruptcy, receivership, or similar proceedings for the past three (3) years.

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

The Country Club has not engaged in any material reclassification, merger, consolidation or purchase or sale of a significant amount of assets (not ordinary) for the past three (3) years.

Competition

There is no formal or organized secondary market for the purchase and sale of golf and country club shares in the Philippines. As such, holders of shares in the Country Club who may wish to sell or dispose of their shares may not readily find a counterparty for the transaction at the desired asking price. At present, there is a growing number of golf and country clubs being established in various parts of the country. This may affect appreciation in the value of investment in the Country Club.

Investments in leisure-oriented developments such as golf and country clubs are influenced by the economic and political conditions in the country. Any adverse economic and political developments in the country may affect the demand for such leisure facilities, and any anticipated appreciation in the prices of golf and country club shares.

Although there are other clubs engaged in the same line of business, the Country Club competes in terms of service and facilities. The Country Club is highly competitive because of its wide array of facilities which includes world-class sports and recreational facilities, specialty restaurants and bars offering different cuisines (Filipino, Chinese, Italian, Japanese, Korean, and Western) and accommodation facilities.

Sources and availability of raw materials

The Country Club's principal suppliers include Werdenberg International Corporation, ESV International Corp., RGL33 Fruits and Vegetable Dealer, JC Seafoods Supply, Delos Reyes Trading, and Alternative Food Corp. There are no existing major supply contracts entered into by the Country Club.

Transactions with and/or dependence on related parties

In the ordinary course of business, the Country Club engages in transactions with related parties, primarily consisting of the use of the Club's facilities and services as well as reimbursements for certain operating expenses such as contract services, repairs and maintenance, utilities and labor cost. The outstanding balances as at year-end are unsecured, noninterest-bearing, due and demandable and settlement occurs in cash.

Government Regulations

The Country Club has complied with licensing and regulatory requirements necessary for its development and operations.

Compliance with Environmental Laws

The Country Club has complied with pertinent environmental laws and regulations and has received the Environmental Certificate Clearance issued by the Department of Energy and Natural Resources.

Employees

The Country Club is run by a team of regular employees as follows:

Regular Employees (Based on head count as of December 31, 2024)

GM & Department Heads	35
Supervisors	32
Rank and File	<u>58</u>
Total	<u>125</u>

All regular rank and file employees are subject to the Collective Bargaining Agreement which expires on June 30, 2029. Some of the regular employees are also seconded to Tagaytay Highlands International Golf Club Inc. and Tagaytay Midlands Golf Club, Inc.

There has been no strike brought about by the Country Club's employees in the past twenty-six (26) years.

Major Business Risk

The Country Club has been sustaining its operational requirements through the collection of monthly dues from each member and the operation of restaurants and sports & recreation facilities. The Country Club has no foreign currency exposures or obligations that will have a material impact on its short-term or long-term liquidity due to the depreciation of the peso.

Item 2. Properties

The Country Club is located in Tagaytay Highlands Complex, Barangay Calabuso, Tagaytay City. The Country Club has complete ownership over the property. In addition, the property is free from all liens, encumbrances or mortgage. There are no limitations as to the ownership brought about by the terms and conditions of any encumbrances.

The principal properties include the Country Clubhouse, the Sports Center which includes a 14-lane bowling facility, indoor lap pool, basketball court, Volleyball Court, badminton court, squash court, Billiards, table tennis, Tennis court, gym, and a Kidsports – children's play area. Other properties include the Animal farm, a camping ground, Biking trail, Fishing Pier, Futsal, Mini golf course, pedal go cart and new Airsoft facility.

Item 3. Legal Proceedings

As of the calendar year ended December 31, 2024, there are no pending material legal proceedings which the Country Club is a party to.

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

During the fourth quarter of the 2024 calendar/fiscal year, the Country Club held its annual members' meeting (on October 19, 2024). In said annual meeting, the following items were voted upon by the stockholders: (1) Approval of Minutes of Previous Meeting of Stockholders, (2) Approval of 2023 Operations and Results, and the 2023 Audited Financial Statements, (3) Ratification of Corporate Acts, (4) Appointment of External Auditor, and (5) Election of Directors. In the election of directors, the following persons were elected as directors of the Club:

1. Manuel B. Sy (independent)
2. Jessica Bianca T. Sy-Bell
3. Jerry C. Tiu
4. Mischel Gabrielle O. Mendoza
5. Gina Marie Guerrero-Angangco (independent)

All items were affirmatively voted upon (no negative votes and no abstentions) by 2,608 stockholders, representing 57.96% of all stockholders in good standing and entitled to vote. No other matters were submitted to security holders other than at the annual meeting.

PART II - OPERATIONAL AND FINANCIAL INFORMATION

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

Proprietary Shares

The Country Club has 5,000 issued and outstanding proprietary shares as of December 31, 2024, of which 46.42% is owned by Belle Corporation and the remaining shares are owned by other club members. There are 2,235 holders of the Club's proprietary shares.

The top shareholders as of 31 December 2024 are as follows:

NAME OF STOCKHOLDER	NO. OF SHARES	%
Belle Corporation	2,321	46.42%
Ivory Holdings, Inc.	267	5.34%
Highlands Prime Inc.	139	2.78%
Jollibee Foods Corporation	14	0.28%
APC Group Inc.	6	0.12%
First Gas Holdings Corp.	4	0.08%
S.P. Properties, Inc.	3	0.06%
Pilipino Star Printing Co., Inc.	3	0.06%
Quality Corrugated Box Manufacturing, Corp.	3	0.06%
OTHERS	2,240	44.80%
Total	5,000	100.00%

Market Value of Security

Below are the high and low bid prices for the past three (3) years based on newspaper publications:

	HIGH	LOW
Quarter ended March 2022	550,000	450,000
Quarter ended June 2022	600,000	500,000
Quarter ended September 2022	600,000	650,000
Quarter ended December 2022	600,000	600,000
Quarter ended March 2023	600,000	600,000
Quarter ended June 2023	650,000	650,000
Quarter ended September 2023	600,000	400,000
Quarter ended December 2023	600,000	600,000
Quarter ended March 2024	700,000	600,000
Quarter ended June 2024	700,000	700,000
Quarter ended September 2024	850,000	800,000
Quarter ended December 2024	700,000	700,000

The Country Club's securities are not traded in any of the stock exchanges.

Dividends

The Country Club is a non-profit corporation and as such, does not declare dividends to its shareholders. In accordance with the Country Club's Articles of Incorporation and By-Laws, no profit shall inure to the exclusive benefit of any of its shareholders, hence, no dividends shall be declared in their favor. Shareholders shall be entitled only to a pro-rata share of the assets of the Club at the time of the dissolution or liquidation of the Country Club.

Recent Sales of Unregistered or Exempt Securities

All the Club's securities are registered under the Securities Regulation Code. There was no sale of reacquired securities, as well as new issues, securities issued in exchange for property, services, or other securities, and new securities resulting from the modification of outstanding securities for the past three (3) years.

Item 6. Management's Discussion and Analysis (MD&A)

The Country Club derives its revenues from membership dues, food and beverage sales and income from rooms and recreational facilities.

Results of Operations

December 31, 2024 compared to December 31, 2023

REVENUES

The Country Club generated total revenues amounting to ₱194.43 million for the year ended December 31, 2024, which decreased by ₱5.14 million or 2.57% from ₱199.57 million for the year ended December 31, 2023. This is consist of food, beverage and sundries, sports and recreation, and room sales.

Food, beverage and sundries

Revenue from food, beverage and sundries decreased by 2.30% or ₱4.07 million, from ₱177.18 million for the year ended December 31, 2023 to ₱173.11 million for the year ended December 31, 2024. This is due to lower sales of the club's restaurants.

Sports and Recreation

Sports and Recreation decreased by ₱0.70 million or 5.04%, from ₱13.99 million in 2023 to ₱13.28 million in 2024. This is mainly due to the decrease in revenues from animal farm by ₱0.49 million or 29.83% and gym facilities by ₱0.32 million or 58.79%.

Rooms sales

Rooms sales decreased by ₱0.37 million or 4.36%, from ₱8.40 million in 2023 to ₱8.04 million in 2024, mainly due to lower occupancy rate from 27.53% in 2023 to 19.41% in 2024.

COST AND EXPENSES

Cost and expenses for the twelve-month period ended December 31, 2024 amounted to ₱315.62 million, an increase of ₱9.85 million or 3.22% compared to ₱305.77 million in the same period in 2023.

Cost of sales

Cost of sales decreased by ₱2.78 million or 3.12%, from ₱89.20 million in 2023 to ₱86.42 million in 2024, relative to the decrease in food and beverage sales of the club's restaurants.

Cost of services

Cost of services increased by ₱11.66 million or 6.53%, from ₱178.51 million in 2023 to ₱190.17 million in 2024. This is mainly due to higher communication, light and water expenses, banquet expenses, and club events.

General and administrative expenses

General and administrative expenses increased by ₱0.96 million or 2.53%, from ₱38.07 million in 2023 to ₱39.03 million in 2024. This is mainly due to the increase in salaries and other benefits, insurance, and taxes and licenses.

OTHER INCOME

Other income amounting to ₱39.61 million for the year ended December 31, 2024, increased by ₱10.29 million or 35.10% from ₱29.32 million for the year ended December 31, 2023.

Interest Income

Interest income increased by ₱2.05 million or 136.06%, from ₱1.50 million in 2023 to ₱3.55 million in 2024. The increase is due to the additional placement of time deposits during the year 2024 and increase in interest rates.

Other Income - net

Other income increased by ₱8.24 million or 29.64%, from ₱27.81 million in 2023 to ₱36.06 million in 2024, mainly due to reversal of liabilities, recognition of income from retention, and administration fee and charges.

MEMBERS' SUPPORT

Membership dues increased by ₱4.86 million or 3.69%, from ₱131.84 million for the twelve-month period ended December 31, 2023 to ₱136.70 million for the same period ended December 31, 2024, due to the increase in the average number of active members.

PROVISION FOR DEFERRED INCOME TAX

Provision for deferred income tax decreased by ₱2.47 million or 95.83%, from ₱2.58 million for the year ended December 31, 2023 to ₱0.11 million for the year ended December 31, 2024. This is mainly due to the smaller movement in the net retirement asset pertaining to profit and loss in 2024 compared to 2023.

NET INCOME

The Country Club registered a net income of ₱55.01 million for the twelve-month period ended December 31, 2024, higher by ₱2.64 million or 5.03% compared to the net income of ₱52.37 million for the same period in 2023.

December 31, 2023 compared to December 31, 2022**REVENUES**

The Country Club generated total revenues amounting to ₱199.57 million for the year ended December 31, 2023, which increased by ₱1.56 million or 0.79% from ₱198.00 million for the year ended December 31, 2022. This increase consists food, beverage and sundries, sports and recreation, and room sales.

Food, beverage and sundries

Revenue from food, beverage and sundries posted a minimal increase of 0.30% or 0.54 million, from ₱176.64 million for the year ended December 31, 2022 to ₱177.18 million for the year ended December 31, 2023.

Sports and Recreation

Sports and Recreation increased by ₱0.29 million or 2.08%, from ₱13.70 million in 2022 to ₱13.99 million in 2023. Revenue from indoor and outdoor facilities increased by ₱0.71 million or 10.23% and ₱0.18 million or 5.67%, respectively, which was offset by the decrease in revenue from campsite facilities by ₱0.11 million or 25%, animal farm by ₱0.36 million or 17.83%, and souvenir shop by ₱0.13 million or 57.06%.

Rooms sales

Rooms sales increased by ₱0.74 million or 9.68%, from ₱7.66 million in 2022 to ₱8.40 million in 2023, mainly due to higher occupancy of 13.76% in 2023 compared to 5.51% in 2022.

COST AND EXPENSES

Cost and expenses for the twelve-month period ended December 31, 2023 amounted to ₱305.77 million, an increase of ₱10.47 million or 3.55% compared to ₱295.30 million for the same period in 2022.

Cost of sales

Cost of sales decreased by ₱4.09 million or 4.38%, from ₱93.29 million in 2022 to ₱89.20 million in 2023. This is due to the decrease in food and beverage cost of the club's restaurants.

Cost of services

Cost of services increased by ₱15.02 million or 9.19%, from ₱163.49 million in 2022 to ₱178.51 million in 2023. This is mainly due to the higher salaries and other benefits, outside services, repairs and maintenance.

General and administrative expenses

General and administrative expenses decreased by ₱0.46 million or 1.19%, from ₱38.52 million in 2022 to ₱38.07 million in 2023. This is due to a decrease in processing fees, insurance, retirement, and club events.

OTHER INCOME

Other income amounting to ₱29.32 million for the year ended December 31, 2023, increased by ₱13.32 million or 83.21% from ₱16.00 million for the year ended December 31, 2022.

Interest Income

Interest income increased by ₱1.24 million or 468.32%, from ₱0.26 million in 2022 to ₱1.50 million in 2023. The increase is due to the additional placement of time deposits during the year 2023 and increase in interest rates.

Other Income - net

Other income increased by ₱12.08 million or 76.73%, from ₱15.74 million in 2022 to ₱27.81 million in 2023, mainly due to commission, membership transfer fees and assignment fees.

MEMBERS' SUPPORT

Membership dues increased by ₱5.34 million or 4.22%, from ₱126.49 million for the twelve-month period ended December 31, 2022 to ₱131.84 million for the same period ended December 31, 2023. This is mainly due to the increase in the average number of active members.

PROVISION FOR DEFERRED INCOME TAX

Provision for deferred income tax increased by ₱1.36 million or 111.47%, from ₱1.22 million for the year ended December 31, 2022 to ₱2.58 million for the year ended December 31, 2023. This is due to the remeasurement of retirement assets in 2023.

NET INCOME

The Country Club registered a net income of ₱52.37 million for the twelve-month period ended December 31, 2023, higher by ₱8.39 million or 19.08% compared to the net income of ₱43.98 million for the same period in 2022.

Financial Condition and Changes in Financial Condition

December 31, 2024 compared to December 31, 2023

ASSETS

The Country Club has total assets of ₱849.91 million as of December 31, 2024, an increase of ₱39.09 million or 4.82% from ₱810.83 million as of December 31, 2023. The Country club has a current ratio of ₱2.29 for each peso of current liabilities as of December 31, 2024 as compared to ₱1.72 as of December 31, 2023.

Cash and Cash Equivalents

Cash and cash equivalents increased by ₱72.70 million or 84.23%, from ₱86.31 million as of December 31, 2023 to ₱159.02 million as of December 31, 2024. This is the result of the net cash provided by operating activities amounting to ₱121.75 million which was offset by net cash flows used in investing activities of ₱49.07 million.

Trade and other Receivables

Trade and other receivables amounted to ₱61.86 million and ₱110.64 million as of December 31, 2024 and 2023, respectively. The decrease of ₱48.78 million or 44.09% was attributed to the decrease in receivables from related parties of ₱48.51 million or 71.27%, and receivables from members of ₱0.97 million or 3.00%, offset by the increase in nontrade receivables of ₱0.65 or 6.03%.

Inventories

Inventories increased by ₱1.19 million or 8.89%, from ₱13.39 million as of December 31, 2023 to ₱14.58 million as of December 31, 2024, due to increase from food and beverage, and supplies.

Other Current Assets

Other current assets amounted to ₱85.27million and ₱60.60 million as of December 31, 2024 and 2023, respectively. This is mainly due to the increase in the current portion of deferred input VAT on services of ₱20.89 million or 108.91%, creditable withholding tax of ₱2.87 million or 7.64%, and prepayments of ₱2.74 million or 188.45%, offset by the decrease in the current portion of deferred input VAT on capital goods of ₱1.16 million or 67.94%, and input VAT of ₱0.66 million or 100.00%.

Property and Equipment

Property and equipment decreased by ₱14.53 million or 2.94%, from ₱494.91 million as of December 31, 2023 to ₱480.38 million as of December 31, 2024. This is attributed to depreciation charges of ₱59.59 million, offset by the additions to building and improvements of ₱21.54 million, facilities and equipment of ₱11.77 million, construction in progress of ₱4.02 million, furniture, fixtures and equipment of ₱4.01 million, and transportation equipment of ₱3.72 million.

Investment Properties

Investment properties of the Country Club consisting of land not used in operations remain at its carrying value as of December 31, 2024 and 2023 of ₱34.58 million.

Net Retirement Asset

Net retirement asset increased by ₱1.29 million or 22.57%, from ₱5.69 million as of December 2023 to ₱6.98 million as of December 2024, mainly due to the contributions paid to the retirement fund.

Other Noncurrent Assets

Other noncurrent assets increased by ₱2.53 million or 53.83%, from ₱4.71 million as of December 31, 2023 to ₱7.24 million as of December 31, 2024, mainly due to the increase in advances to contractors and suppliers by ₱3.06 million or 120.39%, offset by the decrease in the noncurrent portion of deferred input VAT on capital goods of ₱0.55 million or 73.70%, and amortization of computer software of ₱0.14 million or 13.93%.

Trade and other Payables

Trade and other payables decreased by ₱16.90 million or 10.76%, from ₱157.11 million as of December 31, 2023 to ₱140.21 million as of December 31, 2024. This is mainly due to the decrease in refundable deposits of ₱10.93 million or 25.86%, retention payable of ₱5.13 million or 87.52%, unclaimed gift certificates of ₱2.41 million or 93.25%, accrued expenses of ₱2.21 million or 7.67%, membership and other dues collected in advance of ₱1.54 million or 5.36%, offset by the increase in statutory payables of ₱6.83 million or 196.69%.

Deferred Tax Liability

Deferred tax liability increased by ₱0.32 million or 22.75%, from ₱1.43 million as of December 31, 2023 to ₱1.75 million as of December 31, 2024.

MEMBERS' EQUITY

Members' equity increased by ₱55.66 million or 8.53%, from ₱652.29 million as of December 31, 2023 to ₱707.95 million as of December 31, 2024, attributed to the net income of ₱55.01 million for the year and other comprehensive income of ₱0.65 million.

December 31, 2023 compared to December 31, 2022

ASSETS

The Country Club has total assets of ₱810.83 million as of December 31, 2023, an increase of ₱68.01 million or 9.16% from ₱742.82 million as of December 31, 2022. The Country club has a current ratio of ₱1.72 for each peso of current liabilities as of December 31, 2023 as compared to ₱1.42 as of December 31, 2022.

Cash and Cash Equivalents

Cash and cash equivalents increased by ₱38.62 million or 80.96%, from ₱47.70 million as of December 31, 2022 to ₱86.31 million as of December 31, 2023. This is the result of the net cash provided by operating activities amounting to ₱93.00 million which was offset by net cash flows used in investing activities of ₱54.40 million.

Trade and other Receivables

Trade and other receivables amounted to ₱110.64 million and ₱77.11 million as of December 31, 2023 and 2022, respectively. The increase of ₱33.53 million or 43.48% was attributed to the increase in receivables from related parties of ₱29.94 million or 78.54%, nontrade receivables of ₱3.60 million or 49.88%, and receivables from members of ₱0.16 million or 0.50%.

Inventories

Inventories increased by ₱1.05 million or 8.50%, from ₱12.34 million as of December 31, 2022 to ₱13.39 million as of December 31, 2023 due to increase from food and beverage.

Other Current Assets

Other current assets amounted to ₱60.60 million and ₱56.96 million as of December 31, 2023 and 2022, respectively. This is mainly due to the increase in creditable withholding tax of ₱4.53 million or 13.71%, input VAT of ₱0.63 million or 2209.30%, and current portion of deferred input VAT on services of ₱0.37 million or 1.99%, offset by the decrease in prepayments of ₱1.38 million or 48.77% and current portion of deferred input VAT on capital goods of ₱0.52 million or 23.49%.

Property and Equipment

Property and equipment increased by ₱3.32 million or 0.68%, from ₱491.59 million as of December 31, 2022 to ₱494.91 million as of December 31, 2023. This is mainly due to additions to building and improvements of ₱57.88 million, facilities and equipment of ₱15.90 million, furniture, fixtures and equipment of ₱3.37 million, and transportation equipment of ₱0.51 million, offset by the depreciation charges for the period of ₱63.49 million and decrease in construction in progress of ₱10.84 million or 65.10%.

Investment Properties

Investment properties of the Country Club consisting of land not used in operations remain at its carrying value as of December 31, 2023 and 2022 of ₱34.58 million.

Net Retirement Asset

Net retirement asset increased by ₱0.48 million or 9.15%, from ₱5.22 million as of December 2022 to ₱5.69 million as of December 2023, mainly due to the contributions paid to the retirement fund.

Other Noncurrent Assets

Other noncurrent assets decreased by ₱12.62 million or 72.84%, from ₱17.33 million as of December 31, 2022 to ₱4.71 million as of December 31, 2023, mainly due to the decrease in advances to contractors and suppliers by ₱10.71 million or 80.82%, deferred input VAT of ₱1.71 million or 69.68%, and amortization of computer software of ₱0.21 million or 17.56%.

Trade and other Payables

Trade and other payables increased by ₱20.71 million or 15.18% from ₱136.40 million as of December 31, 2022 to ₱157.11 million as of December 31, 2023. This is mainly due to the increase in refundable deposits of ₱5.77 million or 15.80%, payable to third parties of ₱3.93 million or 13.68%, accrued expenses of ₱3.56 million or 14.12%, retention payable of ₱2.85 million or 94.38%, and membership and other dues collected in advance of ₱2.53 million or 9.68%.

Deferred Tax Liability

Deferred tax liability increased by ₱0.11 million or 8.64%, from ₱1.31 million as of December 31, 2022 to ₱1.43 million as of December 31, 2023.

MEMBERS' EQUITY

Members' equity increased by ₱47.18 million or 7.80%, from ₱605.11 million as of December 31, 2022 to ₱652.29 million as of December 31, 2023, attributed to the net income of ₱52.37 million for the year and other comprehensive income amounting to ₱5.19 million.

Annex 68-E

Schedule of Financial Soundness Indicators

The Country Club at Tagaytay Highlands, Inc.
As at December 31, 2024, 2023, and 2022

<i>Performance Indicators</i>	<i>Formula for Calculation</i>	<i>31-Dec-24 (Audited)</i>	<i>31-Dec-23 (Audited)</i>	<i>31-Dec-22 (Audited)</i>
Current ratio	Current assets over current liabilities	2.29 : 1.00	1.72 : 1.00	1.42 : 1.00
Acid test ratio	Quick assets* over current liabilities	1.58 : 1.00	1.25 : 1.00	0.92 : 1.00
Solvency ratio	EBITDA over total liabilities	81.76%	73.22%	71.65%
Debt to equity ratio	Total liabilities over total members' equity	0.20 : 1.00	0.24 : 1.00	0.23 : 1.00
Asset to equity ratio	Total assets over total members' equity	1.20 : 1.00	1.24 : 1.00	1.23 : 1.00
Return on equity	Net income (loss) over average total members' equity	8.09%	8.33%	7.55%
Return on assets	Net income (loss) over average total assets	6.62%	6.74%	6.06%
Net profit margin	Net income (loss) over total revenue	28.29%	26.24%	22.21%

* Quick assets – Cash plus receivable

During the year ended December 31, 2024, except for what has been noted in the preceding, there were no material events or uncertainties known to management that had a material impact on past performance, or that would have a material impact on future operations, in respect of the following:

- i. Known trends, demands, commitments, events or uncertainties that would have a material impact on the Country Club;
- ii. Events that will trigger direct or contingent financial obligation that is material to the Country Club, including any default or acceleration of an obligation;
- iii. Material off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships of the Country Club with unconsolidated entities or other persons created during the reporting period;
- iv. Material commitments for capital expenditures that are reasonably expected to have a material impact on the Country Club's short-term or long-term liquidity;
- v. Known trends, events or uncertainties that have had or that are reasonably expected to have a material favorable or unfavorable impact on net sales/revenues/income from continuing operations;
- vi. Significant elements of income or loss that did not arise from the Country Club's continuing operations;
- vii. Seasonal aspects that had a material impact on the Country Club's results of operations; and
- viii. Material changes in the financial statements of the Country Club from the year ended December 31, 2024, except as reported in the MD&A.

Other Required Disclosures

1. The Country Club's annual financial report is in compliance with generally accepted accounting principles. The accounting policies and methods of computation followed in the annual financial statements as of December 31, 2024 are the same as compared with the annual financial statements as of December 31, 2023.
2. There are no material events or uncertainties known to management that had a material impact on the seasonal aspects of the Country Club's results of operations.
3. There are no items affecting assets, liabilities, equity, net income, or cash flows that are unusual because of their nature, size, or incidents.
4. There are no material changes in estimates of amounts reported in prior interim periods of the current financial year or changes in estimates of amounts reported in prior financial years.
5. There are no material events subsequent to the end of the fiscal period that have not been reflected in the financial statements for the period December 31, 2024.
6. There are no material changes in the composition of the club during the fiscal period, including business combinations, acquisition or disposal of subsidiaries and long-term investments, restructurings, and discontinuing operations.
7. The Country Club has no contingent liabilities or contingent assets.
8. There are no material contingencies existing as of the fiscal period that can have a material effect in the decision making of the financial statement users.

9. The Country Club did not purchase any interest in another entity that is to be considered as a business combination under PFRS 3.
10. The Country Club did not make an early adoption of PFRS 9 (Financial Instruments: Recognition and Measurement) which is effective for annual periods beginning on or after January 1, 2015. The adoption of the first phase of PFRS 9 will have no impact on the classification and measurement of the Club's financial assets and financial liabilities.
11. The application of the amendment on PAS 27 (Separate Financial Statements) will have no significant impact on the Country Club's financial position or financial performance.
12. The application of the amendment on PAS 28 (Investments in Associates and Joint Ventures) will have no significant impact on the Country Club's financial position or financial performance.
13. The amendment on PFRS 1 (Government Loans) does not apply to the Country Club.
14. The amendment of PFRS 7 (Financial Instruments: Disclosures – Offsetting of Financial Assets and Financial Liabilities) only affects disclosures to financial statements and have no impact on the Country Club's financial position or performance.
15. There will be no impact on the Country Club's financial position and performance for the application of PFRS 10 (Consolidated Financial Statements)
16. The application of PFRS 11 (Joint Arrangements) will have no impact on the Country Club's financial position and performance.
17. The application of PFRS 12 (Disclosure of Interests in Other Entities) will have no impact on the Country Club's financial position or performance.
18. The Country Club does not anticipate that the adoption of PFRS 13 (Fair Value Measurement) will have a significant impact on the financial position or performance.

Item 7. Financial Statements

The audited statement of financial position as of December 31, 2024 and 2023, and the statements of comprehensive income, statement of changes in members' equity and statements of cash flows for the years ended December 31, 2024, 2023 and 2022 are attached herewith as part of this Form 17-A. Also accompanying the financial statements is a statement of management's responsibility over them.

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

No principal accountant or independent accountant of The Country Club has resigned, was dismissed or has ceased to perform services during the calendar year covered by this report.

There was no disagreement with the accountants on any matter of accounting principles or practices, financial statement disclosures, or auditing scope procedure.

Independent Public Accountants, External Audit Fees and Services

Reyes Tacandong & Co. ("RT&Co") is the Company's external auditor for 2024 and will be recommended for re-appointment as such for the current year. Representatives of RT&Co are expected to be present at the Annual Stockholders' Meeting to respond to appropriate questions and will be given the opportunity to make a statement if they desire.

Over the past five (5) years, there was no event where previous external auditor or RT&Co. and the Company had any disagreement with regard to any matter relating to accounting principles or practices, disclosure of financial statements or auditing scope of procedure.

In compliance with the SRC Rule 68, paragraph 3 (b) and (ix) (Rotation of External Auditors), which states that the signing partner shall be rotated after every five (5) years of engagement with a two-year cooling-off period for the re-engagement of the same signing partner, the Company engaged Christina A. Jose of RT&Co. for the examination of financial statements of year 2024. Previously, Belinda B. Fernando of RT&Co. handled the examination of financial statements for the years 2021, 2022, and 2023.

The Company paid Reyes Tacandong & Co. ₱358,400 for external audit services for 2024 and ₱313,600 for 2023. For each of the last two (2) calendar years, Reyes Tacandong & Co. did not render services for tax accounting, planning, compliance, advice, or any other professional services for which it billed the Company the corresponding professional fees.

The Audit Committee, currently composed of Ms. Gina Marie Guerrero-Angangco, as Chairperson, Mr. Manuel B. Sy, and Ms. Jessica Bianca T. Sy-Bell as Members, recommends to the Board of Directors the appointment of the external auditors. The Board of Directors and the stockholders approve the Audit Committee's recommendation. The Board of Directors approves the audit fees as recommended by the Audit Committee.

PART III - CONTROL AND COMPENSATION INFORMATION

Item 9. Directors and Executive Officers of the Issuer

The following are the incumbent Directors and Principal Officers of the Country Club:

Name	Nationality	Position	Age	Term of Office
Manuel B. Sy	Filipino	Chairman & Lead Independent Director	67	2021 to present
Jerry C. Tiu	Filipino	President & Director	67	2001 to present
Jessica Bianca T. Sy-Bell	Filipino	Director	31	2023 to present
Mischel Gabrielle O. Mendoza	Filipino	Vice Chairman & Director	38	2023 to present
Gina Marie Guererro-Angangco	Filipino	Independent Director	66	2023 to present
Manuel A. Gana	Filipino	Vice President & Treasurer	67	2000 to present
Maria Clara T. Kramer	Filipino	General Manager	63	2010 to present
Anna Francesca C. Respicio	Filipino	Corporate Secretary	39	2021 to present

A brief write-up on the incumbent directors and principal are as follows:

Manuel B. Sy

Chairman & Lead Independent Director

Mr. Sy, Filipino, 67 years old, is the Country Club's Chairman since 2023 and Independent Director since 2021. He was also an Independent Director of Tagaytay Midlands Golf Club, Inc. from 2021 to 2022.

He is also the President of New Golden City Builders & Development Corporation since 1987, and Citigold Resources and Development Corporation since 2000. He is also a Director at Sapphire Residences, Blue Sapphire, and Crescent Park Residences since 2010. He is also a Director and the Treasurer at Penhurst Parkplace since 2007 and Corporate Secretary at Total 2000 since 1993.

Mr. Sy studied B.S. Civil Engineering at Mapua Institute of Technology.

Jerry C. Tiu

President & Director

Mr. Tiu, Filipino, 67 years old, is the President of the Country Club since 2001. He is also the President of Tagaytay Highlands International Golf Club, Inc., Tagaytay Midlands Golf Club, Inc., and The Spa & Lodge at Tagaytay Highlands, Inc.

He is likewise the President and Director of Tagaytay Highlands Community Condominium Homeowners' Association, Inc., Tagaytay Midlands Community Homeowners' Association, Inc., and Greenlands Community Homeowners' Association, Inc. He is also Vice-President and Director of The Highlands Prime Community Homeowners' Association, Inc., The HPI's Horizon Community Condominium Owners' Association, Inc., and The Hillside at Tagaytay Highlands Community Homeowners' Association, Inc. He is an Independent Director of APC Group, Inc. and Premium Leisure Corp since 2021.

Mr. Tiu holds a Bachelor of Science degree in Commerce (Marketing) from the University of British Columbia.

Jessica Bianca Sy-Bell

Director

Ms. Sy, Filipino, 31 years old, is a Director of the Country Club since 2023. She is the Assistant Vice President of SM Prime Holdings, Inc. since 2021. She graduated from the Queensland Institute of Technology with a degree in Architecture and Masters of Architecture.

Mischel Gabrielle O. Mendoza,

Vice Chairman & Director

Ms. Mendoza, Filipino, 38 years old, is a Director of the Country Club since 2023. She has over 13 years of professional experience in Pacific Online Systems Corporation (POSC), a company that provides operating and management systems for the lottery industry of the Philippines. She is concurrently POSC's Chief Risk Officer and Head of Business Development, and has previously held key positions in Corporate Planning, Administration and Marketing.

She is also a Director and co-founder of JIM Weaver Designs Corporation, a retail brand specialized in designing fashion and home accessories catering to Filipino culture and heritage. In addition, she is a member of the Board of Trustees of Discovery Primea Condominium Corporation. She is also a Cluster Director at The Alexandra Condominium Corporation from July 2023 to 2024.

Ms. Mendoza earned her Bachelor's Degree in Management Engineering from Ateneo de Manila University and received certification for courses taken at Tsinghua University in China and Josai International University in Japan.

Gina Marie G. Angangco,

Independent Director

Ms. Angangco, Filipino, 66 years old, is an Independent Director of the Country Club since 2023. She is President, Chief Executive Officer, and Director of Squires Bingham International, Inc. since 2019. She is also the Treasurer and a Director of Armscor Global Shared Services since 2015. She is President, Chief Executive Officer, and Director of Armscor Shooting Ranges, Inc., Armscor Shooting Center, Inc., and Armscor Services Center, Inc. since 2005. She is also Treasurer and Director of DCS International Trade Corp., and Vice Chairman and Director of Precision Foundry of the Phils. since 1996. She is Senior Executive Vice President, Deputy Chief Executive Officer, and Director of Armscor Global Defense, Inc., and President, General Manager, and Director of Squires Bingham Co., Inc. since 1991.

She graduated from the University of the Philippines with a degree in Business Economics (Cum Laude), and Masters of Business Administration which she completed at the College of Notre Dame, California, USA.

Principal Officers

Manuel A. Gana

Vice President & Treasurer

Mr. Gana, Filipino, 67 years old, is the Vice President and Treasurer of the Country Club. He is also a Director, and the Vice President and Treasurer of the Tagaytay Highlands International Golf Club, Inc., Tagaytay Midlands Golf Club, Inc., and The Spa and Lodge at Tagaytay Highlands, Inc.

He is currently a Board Adviser of Belle Corporation and served as its President and Chief Executive Officer from March 2017 to April 2022. Previously, he served as Belle Corporation's Executive Vice President and Chief Financial Officer from 2000 to 2017, and as Vice President of Finance and Chief Financial Officer from 1997 to 1999 for MagiNet Corporation, which was then a subsidiary of Sinophil Corporation (now called Premium Leisure Corp.), a subsidiary of Belle. Prior to his career at the Belle Group, he was a Director of Investment Banking at Nesbitt Burns Securities Inc. in New York, USA. He also previously worked for Bank of Montreal and Merrill Lynch Capital Markets (both in New York, USA), and for Procter & Gamble Philippine Manufacturing Corporation.

Mr. Gana holds a Master of Business Administration degree from the Wharton School of the University of Pennsylvania, and degrees in Accounting and Economics from De La Salle University. He is a Certified Public Accountant.

Ma. Clara T. Kramer

General Manager

Ms. Kramer, Filipino, 63 years old, has been the General Manager of the Country Club since July 2010. She is also the concurrent General Manager of Tagaytay Highlands International Golf Club, Inc., and Tagaytay Midlands Golf Club, Inc.

She was a consistent Dean's Lister in Assumption College (San Lorenzo Village, Makati City) where she earned her bachelor's degree. She started her career in the hotel industry back in December 1983 when she joined the sales department of Manila Hotel as Sales Executive. In July 1990, she was hired by L'Fisher Hotel as Front Office Manager and later as PR & Promotions Manager until she got promoted in June 2001 and was tasked to manage the Sales and Marketing Department. As member of the management team, she actively took part in the formulation of major policies and procedures of the Hotel. Ms. Kramer is also involved in various civic and social activities as member and resource speaker focusing on family, marriage and parenting.

Anna Francesca C. Respicio

Corporate Secretary

Atty. Respicio, Filipino, 39 years old, is the Corporate Secretary of the Club. She is also the Corporate Secretary of Tagaytay Highlands International Golf Club, Inc., Tagaytay Midlands Golf Club, Inc., and The Spa and Lodge at Tagaytay Highlands, Inc. She is likewise the Corporate Secretary of the following reporting and/or listed companies; I-Remit, Inc. (2013 to date), Jolliville Holdings Corporation (2014 to date), Discovery World Corporation (2017 to date), and Sterling Bank of Asia, Inc. (A Savings Bank) (2018 to date).

Atty. Respicio obtained her Bachelor of Arts degree (majored in philosophy) in 2007 and her Juris Doctor degree in 2011 from the Ateneo de Manila University. She likewise passed the real estate brokers licensure examination in 2015. She was admitted to the Philippine bar in April 2012 and is currently a partner at Tan Venturanza Valdez.

Significant Employee

The Country Club has no significant employees.

Family Relationships

There are no family relationships up to the fourth civil degree either by consanguinity or affinity among directors, executive officers, or persons nominated or chosen by the Club to become directors or executive officers.

Involvement in Certain Legal Proceedings

The Country Club is not aware of any of the following events wherein any of its directors, executive officers, underwriter or control persons were involved during the past five (5) years up to the latest date:

- (A) Any bankruptcy petition filed by or against any business of which such person was a general partner or executive officer either at the time of the bankruptcy or within two years prior to that time;
- (b) Any conviction by final judgment, including the nature of the offense, in a criminal proceeding, domestic or foreign, or being subject to a pending criminal proceeding, domestic or foreign, excluding traffic violations and other minor offenses;
- (c) Being subject to any order, judgment, or decree, not subsequently reversed, suspended or vacated, of any court of competent jurisdiction, domestic or foreign, permanently or temporarily enjoining, barring, suspending or otherwise limiting his involvement in any type of business, securities, commodities or banking activities; and
- (d) Being 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, and the judgment has not been reversed, suspended, or vacated.

Item 10. Executive Compensation

Except for the General Manager and President, the Directors and Executive Officers do not receive any compensation from the Country Club.

Summary of Annual Compensation

Name and Principal Position	Year	Salary	Bonus
Claire T. Kramer (General Manager)	2022-2024		
Jerry C. Tiu (President)	2022-2024		
TOTAL SALARIES	2022	P 4,685,347	
	2023	P 4,988,866	
	2024	P 5,069,744	

Item 11. Security Ownership of Certain Beneficial Owners and Management

(1) Security Ownership of Certain Record and Beneficial Owners

The following table shows the record and beneficial owners owning more than 5% of the outstanding capital stock of the Country Club as of December 31, 2024:

TITLE OF CLASS	NAME AND ADDRESS OF RECORD/BENEFICIAL OWNER	AMOUNT AND NATURE OF RECORD/BENEFICIAL OWNERSHIP	PERCENT OF CLASS
Proprietary share	Belle Corporation * 5 TH Floor Tower A, Two E-com Center, Palm Coast Avenue, Mall of Asia Complex, CBP 1-A, Pasay City 1300, Philippines	2,321 shares	46.42%
Proprietary share	Ivory Holdings	267 shares	5.34%

*Belle Corporation is a publicly listed corporation. The following are the incumbent members of the Board of Directors of Belle Corporation: Mr. Willy N. Ocier, Mr. Armin Antonio B. Raquel Santos, Mr. Gregory L. Domingo, Mr. Jacinto C. Ng Jr., Mr. Paquito N. Ochoa, Jr., Mr. Laurito E. Serrano, and Ms. Maria Gracia M. Pulido-Tan.

The top 20 stockholders of Belle Corporation as of 31 December 2024 are as follows:

	STOCKHOLDERS	TYPE/ CLASS	OUTSTANDING & ISSUED SHARES
1	Belleshare Holdings, Inc.	Common	2,604,740,622
2	PCD Nominee Corporation (Filipino)	Common	2,596,173,411
3	PCD Nominee Corporation (Non-Filipino)	Common	1,899,523,255
4	Sysmart Corporation	Common	1,624,929,505
5	Sybase Equity Investments Corporation.	Common	525,073,578
6	Social Security System	Common	442,402,788
7	Ng, Jacinto C. Jr.	Common	135,860,666
8	Eastern Securities Development Corp.	Common	111,730,866
9	Premium Leisure Corporation (form. Sinophil Corp)	Common	99,987,719
10	Ng, Jacinto L. Sr.	Common	88,835,833
11	Parallax Resources Inc.	Common	86,308,131
12	SLW Development Corporation	Common	66,082,333
13	F. Yap Securities, Inc.	Common	57,803,732
14	Eastern Sec. Devt. Corp.	Common	50,000,000
15	Willy N. Ocier	Common	47,026,709
16	Jacinto Jr. Ng and/or Anita C. Ng	Common	18,293,333
17	Lim Siew Kim	Common	6,200,000
18	James Go	Common	4,816,999
19	William T. Gabaldon	Common	4,000,000
20	Pacita K. Yap or Philip K. Yap	Common	3,500,000

(2) Security Ownership of Management

The following is a tabular presentation of the shares beneficially owned by all directors and executive officers of the Company as of December 31, 2024:

TITLE OF CLASS	NAME OF BENEFICIAL OWNER	AMOUNT AND NATURE OF OWNERSHIP	CITIZENSHIP	PERCENT OF CLASS
Proprietary Share	Manuel B. Sy [REDACTED]	1 share/Beneficial	Filipino	0.02%
Proprietary Share	Jerry C. Tiu [REDACTED]	1 share/Beneficial	Filipino	0.02%
Proprietary Share	Jessica Bianca T. Sy-Bell [REDACTED]	1 share/Beneficial	Filipino	0.02%
Proprietary Share	Mischel Gabrielle O. Mendoza [REDACTED]	1 share/Beneficial	Filipino	0.02%
Proprietary Share	Gina Marie Guererro-Angangco [REDACTED]	1 share/Beneficial	Filipino	0.02%
Aggregate Security Ownership of Directors and Officers		5 shares		0.10%

(3) Voting Trust Holders of 5% or more

There is no party that holds any voting trust or any similar agreement for 5% or more of the Country Club voting securities.

(4) Changes in Control

The Country Club is not aware of any arrangement that may result in a change in control of the Country Club.

Item 12. Certain Relationships and Related Transactions

The Country Club has not been involved in any transaction during the last five (5) years in which any of its directors, executive officers, nominees, or security holders has direct or indirect material interest.

Belle Corporation is the major shareholder of the Country Club owning 2,321 shares or 46.42% of the total outstanding shares of the Country Club.

PART IV – CORPORATE GOVERNANCE

Item 13. Corporate Governance

The Club remains focused on ensuring the adoption of systems and practices of good corporate governance in enhancing value for its shareholders.

In compliance with the initiative of the Securities and Exchange Commission ("SEC"), the Club submitted its Corporate Governance Manual (the "Manual") to the SEC. This manual institutionalizes the principles of good corporate governance in the entire Company. The Club believes that corporate governance, the framework of rules, systems, and processes governing the performance of the Board of Directors and Management of their respective duties and responsibilities, and from which the organization's values and ethics emerge, is of utmost importance to the Club's shareholders and other stakeholders, which include, among others, clients, employees, suppliers, financiers, government, and community in which operates. The Club undertakes every effort possible to create awareness throughout the entire organization.

The Club has complied with the relevant SEC circulars and rules on good corporate governance. The Club also appointed members of various Board level committees. These committees consist of the Corporate Governance Committee (tasked with ensuring compliance with and proper observance of corporate governance principles and practices), the Board Risk Oversight Committee (tasked to assist the Board in overseeing the Club's practices and processes relating to risk assessment and risk management; maintaining an appropriate risk culture, reporting financial and business risks and associated internal controls, and the Audit Committee (tasked to represent and assist the Board in its general oversight of the Club's accounting and financial reporting processes, audits of the financial statements, and internal control and audit functions.)

A Compliance Officer was also appointed. Members of various committees are elected annually and to serve for a term of one (1) year.

In compliance with SEC Memorandum Circular No. 24 series of 2019, the Club has revised its Manual on Corporate Governance to conform to the recommended good corporate governance principles for Registered Issuers and Public Companies, and regularly submits to SEC its Corporate Governance Reports.

The Board establishes the major goals, policies, and objectives of the Club, as well as the means to monitor and evaluate the performance of Management. The Board also ensures that an adequate internal control mechanism is implemented and properly complied with at all levels.

The Club is not aware of any material non-compliance with its Manual on Corporate Governance, by any of its officers or employees.

PART V - EXHIBITS AND SCHEDULES

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

(a) Exhibits

See accompanying Index to Exhibits.

(b) Reports on SEC Form 17-C


The following Current Reports (SEC Form 17-C) were filed pursuant to the provision of the Securities Regulation Code:

Date Filed	Information
12 August 2024	Setting of Annual Stockholders' Meeting and Record Date
21 October 2024	Result of the Annual Stockholders' Meeting and Organizational Meeting of the Board
14 December 2024	Appointment of Atty. Jennifer M. Guinanao as Data Privacy Officer

SIGNATURES

Pursuant to the requirements of Section 17 of the SRC and Section 177 of the Revised Corporation Code, this report is signed on behalf of the issuer by the undersigned, thereunto duly authorized, in the City of TAGAYTAY CITY on 10 APR 2025.



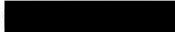

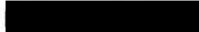


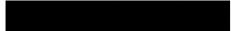
By:


JERRY C. TIU
Director / President


MARIA CLARA T. KRAMER
General Manager



FREDERICK D. DEOCARIZA
Financial Controller

10 APR 2025
SUBSCRIBED AND SWORN to before me this ____ day of _____ 2025 affiants exhibiting to me their Competent Evidence of Identity, as follows:

NAME	COMPETENT EVIDENCE OF IDENTITY (C.E.I.)	EXPIRY DATE	PLACE OF ISSUE
JERRY C. TIU	PASSPORT NO. 		
MARIA CLARA T. KRAMER	PASSPORT NO. 		
FREDERICK D. DEOCARIZA	DRIVER'S LICENSE 		

Doc. No. 454
Page No. 92
Book No. 234
Series of 2025.




ATTY. VALENTIN C. GUANIO
JP Rizal Avenue, Kaybagal South, Tagaytay City
Commission Expires on DECEMBER 31, 2026
PTR No. 6116533/January 2, 2025
ROLL No. 22908
IBP LIFETIME RES. NO. 02892
MCLE COMPLIANCE NO. VIII-0024028



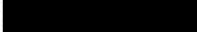




SIGNATURES

Pursuant to the requirements of Section 17 of the SRC and Section 177 of the Revised Corporation Code, this report is signed on behalf of the issuer by the undersigned, thereunto duly authorized, in the City of Pasig on _____ 2025.

By: **08 APR 2025**


ANNA FRANCESCA C. RESPICIO
Corporate Secretary

SUBSCRIBED AND SWORN to before me this **08 APR 2025** day 2025 of at Pasig City, Metro Manila, affiant having exhibited to me her Philippine Passport No.  issued on   at  and TIN  as her competent evidence of identity.


GIANNA CHRIS GAILE E. BITANCOR

Notary Public for Cities of Pasig
and in the Municipality of Pateros
Appointment No. 189 (2024-2025)
Commission Expires on December 31, 2025
2704 East Tower, Tektite Towers, Exchange Road
Ortigas Center, 1605 Pasig City
PTR No. 3040444/01.04.25/Pasig City
IBP No. 499763/01.06.25/Quezon City
Roll of Attorneys No. 84862

Doc. No. 450 ;
Page No. 91 ;
Book No. 1 ;
Series of 2025.

THE COUNTRY CLUB AT TAGAYTAY HIGHLANDS, INC.
(A Nonprofit Corporation)

INDEX TO THE FINANCIAL STATEMENTS AND SUPPLEMENTARY SCHEDULES

FORM 17-A, Item 7

Page No.

Financial Statements

Statement of Management's Responsibility for Financial Statements	
Report of Independent Public Accountants	
Statements of Financial Position as at December 31, 2024 and 2023	
Statements of Comprehensive Income	
For the years ended December 31, 2024 and December 31, 2023 and December 31, 2022	
Statements of Changes in Members' Equity	
For the years ended December 31, 2024 and December 31, 2023 and December 31, 2022	
Statements of Cash Flows	
For the years ended December 31, 2024 and December 31, 2023 and December 31, 2022	
Notes to Financial Statements	

Supplementary Schedules Required by Annex 68-J

A.	Financial Assets	NA
B.	Amounts Receivable from Directors, Officers, Employees, Related Parties and Principal Stockholders (Other than Related Parties)	NA
C.	Amounts Receivable from Related Parties which are Eliminated during the Consolidation of Financial Statements	NA
D.	Long-term Debt	NA
E.	Indebtedness to Related Parties	NA
F.	Guarantees of Securities of Other Issuers	NA
G.	Proprietary Membership Certificates	Attached

THE COUNTRY CLUB AT TAGAYTAY HIGHLANDS, INC.
SUPPLEMENTARY SCHEDULE REQUIRED BY ANNEX 68-J
DECEMBER 31, 2024

Schedule A. Financial Assets

None to report. The Country Club has no financial assets measured at fair value through profit or loss.

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

As at December 31, 2024

Name and Designation	Balance as at January 1, 2024	Additions	Deductions		Current	Noncurrent	Balance as at December 31, 2024
			Amount Collected	Amount Written Off			
None to report. All receivables arise from the ordinary course of business.							

Schedule C - Amounts Receivable from and Payable to Related Parties which are Eliminated during the Consolidation of Financial Statements

As at December 31, 2024

Due from subsidiaries

Name and Designation	Balance as at January 1, 2024	Additions	Deductions		Current	Noncurrent	Balance as at December 31, 2024
			Amount Collected	Amount Written Off			
Not applicable. The Country Club does not prepare consolidated financial statements.							

Schedule D - Long Term Debt
As at December 31, 2024

Title of Issue and Type of Obligation	Amount Authorized by Indenture	Amount shown under caption "Current portion of long-term debt" in related balance sheet	Amount shown under caption "Long term debt" in related balance sheet
None to report. The Country Club has no long-term debt.			

Schedule E - Indebtedness to Related Parties
As at December 31, 2024

Name	Balance, January 1, 2024	Balance, December 31, 2024
None to report. The Country Club has no long-term indebtedness to a related party.		

Schedule F - Guarantees of Securities of Other Issuers
As at December 31, 2024

Name of Issuing Entity of Securities Guaranteed by the Company 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 the Statement is Filed	Nature of Guarantee
None to report. The Country Club has no guarantees of securities of other issuers.				

Schedule G - Capital Stock
December 31, 2024

Title of Issue	Number of Shares Authorized	Number of Shares Issued and Outstanding	Number of Shares Reserved for Options, Warrants, Conversions, and Other Rights	Number of Shares Held By		
				Related parties	Directors, Officers and Employees	Others
Common	5,000	5,000	—	2,321	6	2,673

THE COUNTRY CLUB AT TAGAYTAY HIGHLANDS, INC.
(A Nonprofit Corporation)

INDEX TO EXHIBITS

FORM 17-A

	<u>Page No.</u>
Financial Statements	
(3) Plan of Acquisition, Reorganization, Arrangements, Liquidation, or Succession	NA
(5) Instruments Defining the Rights of Security Holders, Including Indentures	NA
(8) Voting Trust Agreement	NA
(9) Material Contracts	NA
(10) Annual Report to Security Holders, Form 11-Q or Quarterly Report to Security Holders	NA
(13) Letter re: Change in Certifying Accountants	NA
(16) Report Furnished to Security Holders	NA
(18) Subsidiaries of the Registrant	NA
(19) Published Report Regarding Matters Submitted to Vote of Security Holders	NA
(20) Consent of Experts and Independent Counsel	NA
(21) Power of Attorney	NA
(29) Additional Exhibits	NA
NA Not Applicable	

Your BIR AFS eSubmission uploads were received

1 message

eafs@bir.gov.ph <eafs@bir.gov.ph>
To: 
Cc: 

Mon, Apr 14, 2025 at 3:44 PM

Hi THE COUNTRY CLUB AT TAGAYTAY HIGHLANDS, INC.,

Valid files

- EAFS004734253RPTTY122024.pdf
- EAFS004734253TCRTY122024-01.pdf
- EAFS004734253AFSTY122024.pdf
- EAFS004734253ITRTY122024.pdf

Invalid file

- <None>

Transaction Code: **AFS-0-A7LK9F680PQXSVZ4TN1MXWQ3P09JB5A7FJ**
Submission Date/Time: **Apr 14, 2025 03:44 PM**
Company TIN: **004-734-253**

Please be reminded that you accepted the terms and conditions for the use of this portal and expressly agree, warrant and certify that:

- 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.

This is a system-generated e-mail. Please do not reply.



STATEMENT OF MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL STATEMENTS

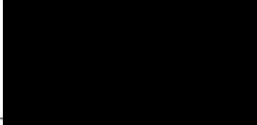
The management of **The Country Club at Tagaytay Highlands Inc. (the Company)** is responsible for the preparation and fair presentation of the financial statements including the schedules attached therein, for the years ended December 31, 2024 and 2023, in accordance with the prescribed financial reporting framework indicated therein, 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 Company'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 Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors is responsible for overseeing the Company's financial reporting process.

The Board of Directors reviews and approves the financial statements including the schedules attached therein and submits the same to the stockholders.

Reyes Tacandong & Co., the independent auditor appointed by the stockholders, has audited the financial statements of the Company in accordance with Philippine Standards on Auditing, and in its report to the stockholders, has expressed its opinion on the fairness of presentation upon completion of such audit.


Manuel B. Sy
Chairman of the Board


Jerry C. Tiu
President


Maria Clara T. Kramer
General Manager


Frederick D. Deocariza
Financial Controller

Signed this 05 day of April 2025.

Signed this _____ day of _____, 2025. **10 APR 2025**

10 APR 2025

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2025 affiants exhibiting to me their competent evidence of identity, as follows

NAME	Competent Evidence of Identity	Expiry Date	Place of Issue
MANUEL B. SY	DRIVERS LICENSE# [REDACTED] TIN# [REDACTED]	[REDACTED]	[REDACTED]
JERRY C. TIU	PASSPORT# [REDACTED] TIN# [REDACTED]	[REDACTED]	[REDACTED]
MARIA CLARA T. KRAMER	PASSPORT# [REDACTED] TIN# [REDACTED]	[REDACTED]	[REDACTED]
FREDERICK D. DEOCARIZA	DRIVERS LICENSE# [REDACTED] TIN# [REDACTED]	[REDACTED]	[REDACTED]

Doc. No. 462;
Page No. 92;
Book No. 234;
Series of 2025.




ATTY. VALENTIN C. GUANILLO
JP Rizal Avenue, Kaybagal South, Tagaytay City
Commission Expires on **DECEMBER 31, 2026**
PTR No. 6116533/January 2, 2025
ROLL No. 22908
IBP LIFETIME RES. NO. 02892
MCLE COMPLIANCE NO. VIII-0024028

COVER SHEET

for AUDITED FINANCIAL STATEMENTS

SEC Registration Number

A S 0 9 5 0 0 7 8 2 7

COMPANY NAMET H E C O U N T R Y C L U B A T T A G A Y T A Y H I G H L A N D S ,
I N C .

PRINCIPAL OFFICE (No./Street/Barangay/City/Town/Province)T a g a y t a y H i g h l a n d s C o m p l e x , B a r a n g a y C a
l a b u s o , T a g a y t a y C i t y 4 1 2 0 , C a v i t e , P h i
l i p p i n e s

Form Type

A A F S

Department requiring the report

C R M D

Secondary License Type, If Applicable

N / A

COMPANY INFORMATION

Company's Email Address

Company's Telephone Number

Mobile Number

No. of Stockholders

2,235

Annual Meeting (Month / Day)

Last Saturday of May

Fiscal Year (Month / Day)

December 31

CONTACT PERSON INFORMATIONThe designated contact person **MUST** be an Officer of the Corporation

Name of Contact Person

Ms. Ma. Clara T. Kramer

Email Address

Telephone Number

-

Mobile Number

CONTACT PERSON'S ADDRESS

Tagaytay Highlands Complex, Barangay Calabuso, Tagaytay City 4120, Cavite, Philippines

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 shall not excuse the corporation from liability for its deficiencies.



INDEPENDENT AUDITORS' REPORT

The Stockholders and the Board of Directors
The Country Club at Tagaytay Highlands, Inc.
Tagaytay Highlands Complex,
Barangay Calabuso, Tagaytay City 4120, Cavite, Philippines

Opinion

We have audited the financial statements of The Country Club at Tagaytay Highlands, Inc. (the Company), which comprise the statements of financial position as at December 31, 2024 and 2023, and the statements of comprehensive income, statements of changes in equity and statements of cash flows for the years ended December 31, 2024, 2023 and 2022, and notes to financial statements, including a summary of material accounting policy information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at December 31, 2024 and 2023, and its financial performance and its cash flows for the years ended December 31, 2024, 2023 and 2022 in accordance with Philippine Financial Reporting Standards (PFRS) Accounting Standards.

Basis for Opinion

We conducted our audits in accordance with Philippine Standards on Auditing (PSA). Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company 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 the 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) and SEC Form 17-A (Annual Report) for the year ended December 31, 2024, but does not include the financial statements and our auditors' report thereon. The SEC Form 20-IS and SEC Form 17-A for the year ended December 31, 2024 are expected to be made available to us after the date of this auditors' 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 audit 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 PFRS Accounting 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 Company'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 Company or to cease operations, or has no realistic alternative but to do so.

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

Auditors' 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 auditors' 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 PSA 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, these 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 PSA, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

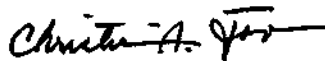
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting 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 Company'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 Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' 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 auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements including 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 audits.

REYES TACANDONG & CO.



CHRISTINA A. JOSE

Partner

CPA Certificate No. 132334

Tax Identification No. 298-175-867-000

BOA Accreditation No. 4782/P-028; Valid until June 6, 2026

BIR Accreditation No. 08-005144-023-2024

Valid until March 26, 2027

PTR No. 10467132

Issued January 2, 2025, Makati City

April 5, 2025

Makati City, Metro Manila

THE COUNTRY CLUB AT TAGAYTAY HIGHLANDS, INC.

STATEMENTS OF FINANCIAL POSITION

		December 31	
	Note	2024	2023
ASSETS			
Current Assets			
Cash and cash equivalents	4	₱159,017,641	₱86,313,738
Trade and other receivables	5	61,862,203	110,637,217
Inventories	6	14,577,737	13,387,891
Other current assets	7	85,273,909	60,596,130
Total Current Assets		320,731,490	270,934,976
Noncurrent Assets			
Property and equipment	8	480,380,318	494,910,354
Investment property	9	34,581,711	34,581,711
Net retirement asset	18	6,979,070	5,693,778
Other noncurrent assets	10	7,240,707	4,706,863
Total Noncurrent Assets		529,181,806	539,892,706
		₱849,913,296	₱810,827,682
LIABILITIES AND EQUITY			
Current Liabilities			
Trade and other payables	11	₱140,209,102	₱157,105,901
Noncurrent Liabilities			
Deferred tax liabilities	20	1,751,762	1,427,133
Total Liabilities		141,960,864	158,533,034
Equity			
Proprietary membership certificates	13	500,000,000	500,000,000
Additional paid-in capital	13	1,048,932,564	1,048,932,564
Deficit		(834,245,217)	(889,251,469)
Cumulative remeasurement loss on net retirement asset - net of deferred tax	18	(6,734,915)	(7,386,447)
Total Equity		707,952,432	652,294,648
		₱849,913,296	₱810,827,682

See accompanying Notes to Financial Statements.

THE COUNTRY CLUB AT TAGAYTAY HIGHLANDS, INC.
STATEMENTS OF COMPREHENSIVE INCOME

		Years Ended December 31		
	Note	2024	2023	2022
REVENUES				
Food, beverage and sundries		₱173,111,166	₱177,177,686	₱176,640,283
Sports and recreation		13,283,168	13,988,086	13,702,701
Room sales		8,035,665	8,401,976	7,660,290
		194,429,999	199,567,748	198,003,274
COSTS AND EXPENSES				
Cost of sales	15	86,422,770	89,202,519	93,287,678
Cost of services	15	190,169,709	178,505,828	163,488,271
General and administrative expenses	16	39,028,633	38,066,616	38,524,945
		315,621,112	305,774,963	295,300,894
OTHER INCOME				
Interest income	4	3,551,183	1,504,351	264,702
Other income - net	17	36,058,156	27,813,256	15,737,736
		39,609,339	29,317,607	16,002,438
DEFICIENCY OF REVENUES OVER COSTS AND EXPENSES BEFORE MEMBERS' SUPPORT				
		(81,581,774)	(76,889,608)	(81,295,182)
MEMBERS' SUPPORT				
Membership dues		136,695,477	131,835,763	126,491,656
EXCESS OF REVENUES AND MEMBERS' SUPPORT OVER COSTS AND EXPENSES				
		55,113,703	54,946,155	45,196,474
PROVISION FOR DEFERRED INCOME TAX	20	107,451	2,575,694	1,217,974
NET INCOME		55,006,252	52,370,461	43,978,500
OTHER COMPREHENSIVE INCOME				
<i>Item not to be reclassified to profit or loss -</i>				
Remeasurement gain (loss) on net retirement asset - net of deferred tax	18	651,532	(5,188,845)	1,565,273
TOTAL COMPREHENSIVE INCOME		₱55,657,784	₱47,181,616	₱45,543,773
BASIC AND DILUTED INCOME PER PROPRIETARY MEMBERSHIP CERTIFICATE				
	14	₱11,001	₱10,474	₱8,796

See accompanying Notes to Financial Statements.

THE COUNTRY CLUB AT TAGAYTAY HIGHLANDS, INC.

STATEMENTS OF CHANGES IN EQUITY

	Note	Years Ended December 31		
		2024	2023	2022
PROPRIETARY MEMBERSHIP CERTIFICATES	13	P500,000,000	P500,000,000	P500,000,000
ADDITIONAL PAID-IN CAPITAL	13	1,048,932,564	1,048,932,564	1,048,932,564
DEFICIT				
Balance at beginning of year		(889,251,469)	(941,621,930)	(985,600,430)
Net income		55,006,252	52,370,461	43,978,500
Balance at end of year		(834,245,217)	(889,251,469)	(941,621,930)
CUMULATIVE REMEASUREMENT LOSS ON NET RETIREMENT ASSET				
- Net of Deferred Tax	18			
Balance at beginning of year		(7,386,447)	(2,197,602)	(3,762,875)
Remeasurement gain (loss)		651,532	(5,188,845)	1,565,273
Balance at end of year		(6,734,915)	(7,386,447)	(2,197,602)
		P707,952,432	P652,294,648	P605,113,032

See accompanying Notes to Financial Statements.

THE COUNTRY CLUB AT TAGAYTAY HIGHLANDS, INC.

STATEMENTS OF CASH FLOWS

		Years Ended December 31		
	Note	2024	2023	2022
CASH FLOWS FROM OPERATING ACTIVITIES				
Excess of revenues and members' support over costs and expenses		P55,113,703	P54,946,155	P45,196,474
Adjustments for:				
Depreciation and amortization	8	61,060,899	63,699,575	54,689,401
Reversal of liabilities	17	(5,079,743)	(897,772)	(1,639,308)
Interest income	4	(3,551,183)	(1,504,351)	(264,702)
Retirement expense	18	2,758,284	2,275,060	3,021,401
Reversal of allowance for ECL	5	(53,040)	-	-
Unrealized foreign exchange gain	17	(27,975)	(14,750)	(37,955)
Loss on retirement of property and equipment	8	7,670	-	-
Provision for ECL	5	-	172,882	-
Operating income before working capital changes		110,228,615	118,676,799	100,965,311
Decrease (increase) in:				
Trade and other receivables		49,168,523	(33,645,111)	(25,187,771)
Inventories		(1,189,846)	(1,048,873)	2,117,425
Other current assets		(21,804,947)	868,669	1,855,737
Increase (decrease) in trade and other payables		(11,817,056)	21,636,766	(11,547,195)
Net cash generated from operations		124,585,289	106,488,250	68,203,507
Interest received		3,210,714	1,447,384	229,404
Contributions to the retirement plan	18	(2,979,060)	(5,106,960)	(5,106,960)
Income tax paid		(2,872,832)	(4,531,661)	(4,464,386)
Benefits paid	18	(195,806)	(5,296,476)	(1,214,180)
Net cash provided by operating activities		121,748,305	93,000,537	57,647,385
CASH FLOWS FROM INVESTING ACTIVITIES				
Acquisitions of property and equipment	8	(46,401,661)	(66,813,550)	(46,212,790)
Decrease (increase) in other noncurrent assets		(2,670,716)	12,413,512	(5,065,712)
Net cash used in investing activities		(49,072,377)	(54,400,038)	(51,278,502)
NET INCREASE IN CASH AND CASH EQUIVALENTS		72,675,928	38,600,499	6,368,883
EFFECT OF EXCHANGE RATE CHANGES ON CASH AND CASH EQUIVALENTS				
	17	27,975	14,750	37,955
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	4	86,313,738	47,698,489	41,291,651
CASH AND CASH EQUIVALENTS AT END OF YEAR		P159,017,641	P86,313,738	P47,698,489
COMPONENTS OF CASH AND CASH EQUIVALENTS				
	4			
Cash on hand		P1,336,108	P1,287,894	P1,160,010
Cash in banks		52,609,980	36,647,582	22,107,438
Cash equivalents		105,071,553	48,378,262	24,431,041
		P159,017,641	P86,313,738	P47,698,489

See accompanying Notes to Financial Statements.

THE COUNTRY CLUB AT TAGAYTAY HIGHLANDS, INC.
NOTES TO FINANCIAL STATEMENTS
AS AT DECEMBER 31, 2024 AND 2023
AND FOR THE YEARS ENDED DECEMBER 31, 2024, 2023 AND 2022

1. Corporate Information

The Country Club at Tagaytay Highlands, Inc. (the Company) was incorporated in the Philippines and registered with the Securities and Exchange Commission (SEC) on June 10, 1997. The Company was established to promote social, recreational and athletic activities, maintenance of sports and recreational activities among its members on a non-profit basis, the nucleus of which will be the construction, development, and maintenance of a club house, swimming pools, horseback-riding field, botanical gardens, and other sports, health and recreational facilities.

The registered office address of the Company is located at Tagaytay Highlands Complex, Barangay Calabuso, Tagaytay City 4120, Cavite, Philippines.

On September 29, 1995, the SEC granted the Company its permit to offer its proprietary membership certificates to the public (see Note 13). Belle Corporation (Belle), a publicly-listed company in the Philippines, owns 46.42% and 46.46% of the Company's proprietary membership certificates as at December 31, 2024 and 2023, respectively.

The Company's financial statements as at December 31, 2024 and 2023 and for the years ended December 31, 2024, 2023 and 2022 were approved and authorized for issuance by the Board of Directors (BOD) on April 5, 2025, as reviewed and recommended for approval by the Audit Committee on the same date.

2. Summary of Material Accounting Policy Information

Basis of Preparation and Statement of Compliance

The financial statements of the Company have been prepared in compliance with Philippine Financial Reporting Standards (PFRS) Accounting Standards. This financial reporting framework includes PFRS Accounting Standards, Philippine Accounting Standards (PAS) and Philippine Interpretation from International Financial Reporting Interpretations Committee issued by the Philippine Financial and Sustainability Reporting Standards Council and adopted by the SEC, including SEC pronouncements.

The material accounting policy information used in the preparation of the financial statements have been consistently applied to all the years presented, unless otherwise stated.

Measurement Bases

The financial statements are presented in Philippine Peso, the Company's functional currency. All values represent absolute amounts, unless otherwise indicated.

The financial statements of the Company have been prepared on a historical cost basis, except for plan assets which are measured at fair value and retirement liability which is measured at the present value of defined benefit obligation. Historical cost is generally based on the fair value of the consideration given in exchange for an asset and fair value of the consideration received in exchange for incurring a liability.

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 Company uses market observable data to the extent possible when measuring the fair value of an asset or a liability. Fair values are categorized into different levels in a fair value hierarchy based on inputs used in the valuation techniques as follows:

- 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.

If the inputs used to measure the fair value of an asset or a liability might be categorized in different levels of the fair value hierarchy, then the fair value measurement is categorized in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company recognizes transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

Further information about the assumptions made in measuring fair values are included in Notes 9 and 21 to the financial statements.

Adoption of Amendments to PFRS Accounting Standards

The accounting policies adopted are consistent with those of the previous financial year, except for the adoption of the following amendment to PFRS Accounting Standards effective for annual periods beginning on or after January 1, 2024 -

- Amendments to PAS 7, *Statement of Cash Flows* and PFRS Accounting Standards 7, *Financial Instruments: Disclosures - Supplier Finance Arrangements* – The amendments introduced new disclosure requirements to enable users of the financial statements assess the effects of supplier finance arrangements on the liabilities, cash flows and exposure to liquidity risk. The amendments also provide transitional relief on certain aspects, particularly on the disclosures of comparative information. Earlier application is permitted.

The adoption of the amendments to PFRS Accounting Standards did not materially affect the financial statements of the Company. Additional disclosures were included in the financial statements, as applicable.

New and Amendments to PFRS Accounting Standards in Issue But Not Yet Effective

Relevant new and amendments to PFRS Accounting Standards, which are not yet effective as at December 31, 2024 and have not been applied in preparing the financial statements, are summarized below:

Effective for annual periods beginning on or after January 1, 2026:

- Amendments to PFRS Accounting Standards 9, *Financial Instruments*, and PFRS Accounting Standards 7, *Financial Instruments: Disclosures – Classification and Measurement of Financial Assets* – The amendments clarify that a financial liability is derecognized when the related obligation is discharged, cancelled, expires or otherwise qualifies for derecognition (e.g. settlement date), and introduces a policy option to derecognize financial liabilities settled through an electronic payment system before settlement date if the required conditions are met. The amendments also clarify the assessment of contractual cash flow characteristics of financial assets, the treatment of non-recourse loans and contractually linked instruments, as well as require additional disclosure requirements for financial assets and liabilities with contingent features and equity instruments classified at fair value through other comprehensive income (FVOCI). Earlier application is permitted.
- Annual Improvements to PFRS Accounting Standards Volume 11 -
 - Amendments to PFRS Accounting Standards 7, *Financial Instruments: Disclosures* – The amendments update and remove some obsolete references related to the gain or loss on derecognition on financial assets of an entity that has a continuing involvement and to the disclosure requirements on deferred differences between fair value and transaction price. The amendments also clarify that the illustrative guidance does not necessarily illustrate all the requirements for credit risk disclosure. Earlier application is permitted.
 - Amendments to PAS 7, *Statement of Cash Flows - Cost Method* – The amendments replace the term 'cost method' with 'at cost' following the deletion of the definition of 'cost method'. Earlier application is permitted.

Effective for annual periods beginning on or after January 1, 2027 -

- PFRS Accounting Standards 18, *Presentation and Disclosure in Financial Statements* – This standard replaces PAS 1, *Presentation of Financial Statements*, and sets out the requirements for the presentation and disclosure of information to help ensure that the financial statements provide relevant information that faithfully represents the entity's assets, liabilities, equity, income and expenses. The standard introduces new categories and sub-totals in the statements of comprehensive income, disclosures on management-defined performance measures, and new principles for grouping of information, which the entity needs to apply retrospectively. Earlier application is permitted.

Under prevailing circumstances, the adoption of the foregoing amendments to PFRS Accounting Standards is not expected to have any material effect on the financial statements of the Company. Additional disclosures will be included in the financial statements, as applicable.

Financial Assets and Liabilities

Date of Recognition. The Company recognizes a financial asset or a financial liability in the statements of financial position when it becomes a party to the contractual provisions of a financial instrument. In the case of a regular way purchase or sale of financial assets, recognition and derecognition, as applicable, is done using settlement date accounting.

Initial Recognition. Financial instruments are recognized initially at fair value, which is the fair value of the consideration given (in case of an asset) or received (in case of a liability). The initial measurement of financial instruments, except for those designated at fair value through profit or loss (FVPL), includes transaction cost.

"Day 1" Difference. Where the transaction in a non-active market is different from the fair value of other observable current market transactions in the same instrument or based on a valuation technique whose variables include only data from observable market, the Company recognizes the difference between the transaction price and fair value (a "Day 1" difference) in profit or loss. In cases where there is no observable data on inception, the Company deems the transaction price as the best estimate of fair value and recognizes "Day 1" difference in profit or loss when the inputs become observable or when the instrument is derecognized. For each transaction, the Company determines the appropriate method of recognizing the "Day 1" difference.

Classification of Financial Instruments. The Company classifies its financial assets at initial recognition under the following categories: (a) financial assets at FVPL, (b) financial assets at amortized cost, and (c) financial assets at fair value through other comprehensive income (FVOCI). The classification of a financial instrument largely depends on the Company's business model and on the purpose for which the financial instruments are acquired or incurred and whether these are quoted in an active market.

Financial liabilities, on the other hand, are classified as either financial liabilities at FVPL or financial liabilities at amortized cost.

As at December 31, 2024 and 2023, the Company does not have financial assets at FVOCI and financial assets and liabilities at FVPL.

Financial Assets at Amortized Cost. A financial asset shall be measured at amortized cost if both of the following conditions are met:

- the financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at amortized cost are subsequently measured at amortized cost using the effective interest method, less allowance for impairment, if any. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees that are an integral part of the effective interest rate. Gains and losses are recognized in profit or loss when the financial assets are derecognized and through amortization process. Financial assets at amortized cost are included under current assets if realizability or collectability is within 12 months after the reporting period. Otherwise, these are classified as noncurrent assets.

This category includes cash and cash equivalents, trade and other receivables, and refundable deposits (presented under "Other noncurrent assets" account).

Financial Liabilities at Amortized Cost. Financial liabilities are categorized as financial liabilities at amortized cost when the substance of the contractual arrangement results in the Company having an obligation either to deliver cash or another financial asset to the holder, or to settle the obligation other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of its own equity instruments.

These financial liabilities are initially recognized at fair value less any directly attributable transaction costs. After initial recognition, these financial liabilities are subsequently measured at amortized cost using the effective interest method. Amortized cost is calculated by taking into account any discount or premium on the issue and fees that are an integral part of the effective interest rate. Gains and losses are recognized in profit or loss when the liabilities are derecognized or impaired or through the amortization process.

This category includes trade and other payables (excluding membership dues collected in advance, statutory payables and unclaimed gift certificate).

Reclassification of Financial Assets

The Company reclassifies its financial assets when, and only when, it changes its business model for managing those financial assets. The reclassification is applied prospectively from the first day of the first reporting period following the change in the business model (reclassification date).

For a financial asset reclassified out of the financial assets at amortized cost category to financial assets at FVPL, any gain or loss arising from the difference between the previous amortized cost of the financial asset and fair value is recognized in profit or loss.

For a financial asset reclassified out of the financial assets at amortized cost category to financial assets at FVOCI, any gain or loss arising from a difference between the previous amortized cost of the financial asset and fair value is recognized in other comprehensive income (OCI).

Impairment of Financial Assets at Amortized Cost

The Company recognizes an allowance for expected credit loss (ECL) on financial assets at amortized cost based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Company expects to receive. The difference is then discounted at an approximation to the asset's original effective interest rate.

For trade receivables, the Company has applied the simplified approach and has calculated ECL based on the lifetime ECL. Simplified approach requires that ECL should always be based on the lifetime ECL. Therefore, the Company does not track changes in credit risk, but instead recognizes a loss allowance based on lifetime ECL at each reporting date. The Company uses specific identification approach in determining the loss given default (recoverable amount or outstanding balance).

The Company 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 and an assessment of both the current as well as the forecast direction of conditions at the reporting date, including time value of money where appropriate.

For other financial assets at amortized cost, which comprise of cash and cash equivalents, nontrade receivables, and refundable deposits (presented under "Other noncurrent assets" account), the Company applies the general approach in measuring the ECL. The ECL is based on the 12-month ECL, which pertains to the portion of lifetime ECL that result from default events on a financial instrument that are possible within 12 months after the reporting date.

However, when there has been a significant increase in credit risk since initial recognition, the allowance will be based on the lifetime ECL. When determining whether the credit risk of a financial asset has increased significantly since initial recognition, the Company compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition and consider reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition.

A financial asset is written off when there is no reasonable expectation of recovering the financial asset in its entirety or a portion thereof. This is generally the case when the Company determines that the counterparty does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off.

Derecognition of Financial Assets and Liabilities

Financial Assets. A financial asset (or, where applicable a part of a financial asset or part of a group of similar financial assets) is derecognized when:

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

When the Company has transferred its right to receive cash flows from an asset and has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the asset is recognized to the extent of the Company's continuing involvement in the asset. 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 Company could be required to repay.

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

Offsetting Financial Assets and Liabilities

Financial assets and liabilities are offset and the net amount is reported in the statements of financial position if, and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the assets and settle the liabilities simultaneously. This is not generally the case with master netting agreements, and the related assets and liabilities are presented gross in the statements of financial position.

Classification of Financial Instrument between Liability and Equity

A financial instrument is classified as liability if it provides for a contractual obligation to:

- Deliver cash or another financial asset to another entity;
- Exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the Company; or
- Satisfy the obligation other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of own equity shares.

If the Company does not have an unconditional right to avoid delivering cash or another financial asset to settle its contractual obligation, the obligation meets the definition of a financial liability. Otherwise, the financial instrument is classified as equity.

Inventories

Inventories are valued at the lower of cost and net realizable value (NRV). Cost is determined using the weighted average method. All costs directly attributable to acquisition such as the purchase price, transport cost and taxes that are not subsequently recoverable from taxing authorities are included as part of the cost of inventories.

The NRV of inventories is the estimated selling price in the ordinary course of business, less estimated costs of marketing and distribution. In determining the NRV, the Company considers any adjustment necessary for obsolescence.

When the NRV of inventories is lower than its cost, the inventories are written down to its NRV and the excess of the cost over the NRV is charged to profit or loss.

Other Current Assets

This account mainly consists of creditable withholding taxes (CWT), deferred input value-added tax (VAT) and prepayments.

CWT. CWT represents the amount withheld by the Company's customers in relation to its income. CWT is stated at its net realizable amount and can be utilized as payment for income taxes provided that these are properly supported by certificates of creditable tax withheld at source subject to the rules on Philippine income taxation.

Deferred Input VAT. Deferred input VAT represents VAT on the unpaid portion of availed services and the unamortized amount of input VAT on capital goods.

In accordance with the Revenue Regulations (RR) No. 16-2005, as amended by RR. No. 13-2018, input VAT on purchases or imports of the Company of capital goods (depreciable assets for income tax purposes) made prior to January 1, 2022, with an aggregate acquisition cost (exclusive of VAT) in each of the calendar months exceeding ₱1.0 million are claimed as credit against output VAT over 60 months or the estimated useful lives of capital goods, whichever is shorter.

Under Section 4-110-3 (c) of RR. No. 13-2018, the amortization of the input VAT is only allowed until December 31, 2021. Any unutilized input VAT on capital goods as at December 31, 2021 are allowed to be amortized as scheduled until fully utilized.

Deferred input VAT that is expected to be realized within 12 months after the financial reporting period is classified as current asset. Otherwise, this is classified as noncurrent asset.

Prepayments. Prepayments are expenses not yet incurred but paid in advance. Prepayments are apportioned over the period covered by the payment and charged to the appropriate account in profit or loss when incurred. Prepayments that are expected to be realized for no more than 12 months after the reporting period are classified as current assets. Otherwise, these are classified as noncurrent assets.

VAT

Revenues, expenses and assets are recognized net of the amount of VAT, except:

- where the tax incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case the tax is recognized as part of the cost of acquisition of the asset or as part of the expense item as applicable; and
- receivables and payables that are stated with the amount of tax included.

The net amount of tax recoverable from or payable to the taxation authority is included as part of "Input VAT" under "Other current assets" account and "Statutory payables" under "Trade and other payables" account, respectively, in the statements of financial position.

Property and Equipment

Property and equipment, excluding land and construction in progress, is stated at cost less accumulated depreciation and any impairment in value. Land is stated at cost, including transaction costs less any accumulated impairment in value.

The initial cost of property and equipment consists of its purchase price, including import duties, nonrefundable taxes and any directly attributable costs in bringing the asset to its working condition and location for its intended use. Such cost includes the cost of replacing part of such property and equipment when that cost is incurred if the recognition criteria are met.

Expenditures incurred after the property and equipment have been put into operation, such as repairs and maintenance, are normally charged to profit or loss in the period when the costs are incurred. In situations where it can be clearly demonstrated that the expenditures have resulted in an increase in the future economic benefits expected to be obtained from the use of an item of property and equipment beyond its originally assessed standard of performance, the expenditures are capitalized as additional cost of property and equipment.

Depreciation is computed on the straight-line basis over the estimated useful lives of the assets. The depreciation periods for property and equipment, based on the above policies, are as follows:

Asset Type	Number of Years
Building and improvements	20
Facilities and equipment	2 to 10
Furniture, fixtures and equipment	5
Transportation equipment	5

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

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

Construction in progress, which includes cost of construction and other direct costs, is stated at cost and is not depreciated until such time as the relevant assets are completed and put into operational use. Assets under construction are reclassified to a specific category of property and equipment when the construction and other related activities necessary to prepare the assets for their intended use are completed and the assets are available for use.

Fully depreciated assets are retained as property and equipment until these are no longer in use.

Investment Property

Investment property consists of land held for capital appreciation. Investment property is measured initially at cost, including transaction costs, which exclude the costs of day-to-day servicing of the property. Subsequent to the initial recognition, investment property is carried at cost less any impairment in value.

Investment property is derecognized when it has been disposed of or when permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gain or loss on the retirement or disposal of the investment property is recognized in the statements of comprehensive income in the year of retirement or disposal.

Transfers are made to investment property when, and only when, there is a change in use, evidenced by the end of owner-occupation or commencement of an operating lease to another party. Transfers are made from investment property when, and only when, there is a change in use, evidenced by the commencement of owner-occupation or commencement of development with a view to sell.

Other Noncurrent Assets

This account mainly consists of advances to contractors and suppliers, computer software, and deferred input VAT.

Advances to Contractors and Suppliers. Advances to contractors and supplier pertain to amounts paid in advance for goods or services to be utilized or incurred in connection with the Company's operations. These are recognized as asset in the statements of financial position or charged to profit or loss, upon actual receipt of goods or services.

Computer Software. Costs associated with developing or maintaining computer software are recognized as expense when incurred. Costs that are directly associated with identifiable and unique software controlled by the Company and will generate economic benefits exceeding cost beyond one year are recognized as intangible assets.

Expenditure which enhances or extends the performance of the computer software beyond their original specifications is recognized as capital improvements and added to the original cost of the computer software. Computer software are recognized as assets and amortized using the straight-line method over their estimated useful life of five years. The estimated useful life and amortization method are reviewed periodically to ensure that the period and method of amortization are consistent with the expected pattern of economic benefits from computer software.

Impairment of Nonfinancial Assets

The Company assesses at each reporting date whether there is an indication that the nonfinancial assets may be impaired. If any such indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. Recoverable amount is the higher of an asset fair value less costs of disposal or its value in use, and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset 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 discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

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

Proprietary Membership Certificates and Additional Paid-in Capital (APIC)

Proprietary membership certificates are measured at par value for all proprietary membership certificates issued. Proceeds and/or fair value of considerations received in excess of par value, if any, are recognized as APIC. Incremental costs directly attributable to the issuance of new proprietary membership certificates are shown in equity as a deduction, net of tax, from the APIC, if any.

Deficit

Deficit represents the cumulative balance of the Company's results of operations.

Cumulative Remeasurement Loss on Net Retirement Asset

OCI comprises of income and expense that are not recognized in profit or loss for the year. This includes cumulative remeasurement loss on net retirement asset.

Basic and Diluted Income per Proprietary Membership Certificate

The Company computes its basic income per proprietary membership certificate by dividing net income for the period attributable to ordinary equity holders of the Company by the weighted average number of proprietary membership certificate outstanding during the period.

Diluted income per proprietary membership certificate amounts are computed in the same manner, adjusted for the dilutive effect of any potential proprietary membership certificate. As at December 31, 2024, 2023 and 2022, the Company has no potential dilutive proprietary membership certificate.

Members' Support

Members' support pertains to membership dues which are recognized in the statements of comprehensive income over time based on the applicable period. Members' advance payments are recognized as part of "Membership dues collected in advance" under "Trade and other payables" account in the statements of financial position.

Revenue Recognition

Revenue from contract with customers is recognized when the performance obligation in the contract has been satisfied, either at a point in time or over time. Revenue is recognized over time if one of the following criteria is met: (a) the customer simultaneously receives and consumes the benefits as the Company performs its obligations; (b) the Company's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or (c) the Company's performance does not create an asset with an alternative use to the Company and the Company has an enforceable right to payment for performance completed to date. Otherwise, revenue is recognized at a point in time.

Disaggregation of revenue based on major sources is presented in the statements of comprehensive income.

The Company also assesses its revenue arrangements to determine if it is acting as a principal or as an agent. The Company has assessed that it acts as a principal in all of its revenue sources.

The following specific recognition criteria must also be met before revenue is recognized:

Food, Beverages and Sundries. Revenue from the sale of food, beverages and sundries is recognized at a point in time when the related orders are served.

Sports and Recreation and Room Sales. Revenue from sports and recreational activities and room sales are recognized upon satisfaction of performance obligation of transferring the promised services to the customers.

Interest Income. Interest is recognized as it accrues taking into account the effective yield on the asset, net of final tax.

Membership Assignment and Transfer Fees. Revenue is recognized at a point in time upon assignment and transfer of member shares.

Other Income. This includes commission income, club events and club collection among others. Revenue is recognized at a point in time when earned or when services have been rendered.

Cost and Expense Recognition

Costs and expenses are recognized in profit or loss upon receipt of goods, utilization of services or at the date the cost and expenses are incurred.

Cost of Sales. Cost of sales is recognized as expense when the related goods are sold.

Cost of Services. Cost of services is recognized as expense when the related services are rendered.

General and Administrative Expenses. These constitute costs of administering the business and costs incurred to sell and market goods and services. These are expensed as incurred.

Employee Benefits

Short-term Benefits. The Company recognizes a liability net of amounts already paid and an expense for services rendered by employees during the year. Short-term employee benefits given by the Company to its employees include salaries and wages, social security contributions, short-term compensated absences and bonuses and non-monetary benefits.

Short-term employee benefit liabilities are measured on an undiscounted basis and are expensed as the related service is provided.

Retirement Benefits. The Company is a participant to the Tagaytay Highlands Multiemployer Retirement Plan which is non-contributory defined benefit plan. The net retirement asset is the aggregate of the fair value of plan assets (FVPA) reduced by the present value of the defined benefit obligation (DBO) and the effect of asset ceiling at the end of the reporting period.

Retirement benefit costs are actuarially determined using the projected unit credit method which reflects services rendered by employees to the date of valuation and incorporates assumptions concerning employees' projected salaries.

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

Defined benefit costs comprise the following:

- Service cost;
- Net interest on the net retirement liability or plan asset; and
- Remeasurements of net retirement liability or plan asset.

Current service costs are recognized as expense in profit or loss. Current service costs are the increase in the present value of the DBO in the current period. These amounts are calculated periodically by independent qualified actuaries.

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

Remeasurements comprising actuarial gains and losses and return on plan assets are recognized immediately in OCI in the period in which they arise. Remeasurements are not reclassified to profit or loss in subsequent periods.

Plan assets are assets that are held in trust and managed by a trustee bank. Plan assets are not available to the creditors of the Company, nor can they be paid directly to the Company. FVPA is based on market price information. When no market price is available, the FVPA is estimated by discounting expected future cash flows using a discount rate that reflects both the risk associated with the plan assets and the maturity or expected disposal date of those assets (or, if they have no maturity, the expected period until the settlement of the related obligations). If the FVPA is higher than the present value of the DBO, the measurement of the resulting retirement plan asset is limited to the present value of economic benefits available in the form of refunds from the plan or reductions in future contributions to the plan.

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

Leases

The Company assesses whether the contract is, or contains, a lease. To assess whether a contract conveys the right to control the use of an identified asset for a period of time, the Company assesses whether, throughout the period of use, it has both of the following:

- i. the right to obtain substantially all of the economic benefits from the use of the identified asset; and
- ii. the right to direct the use of the identified asset.

If the Company has the right to control the use of an identified asset for only a portion of the term of the contract, the contract contains a lease for that portion of the term.

The Company as a Lessee. Leases are recognized as right-of-use assets, with corresponding lease liabilities, at the date at which the leased assets are available for use by the Company, except for leases with lease terms of 12 months or less (short-term leases) and leases for which the underlying asset is of low value in which case the lease payments associated with those leases are recognized as an expense on a straight-line basis.

Income Taxes

Current 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 taxation authorities. The tax rate and the tax laws used to compute the amount are those that are enacted or substantively enacted at the end of the reporting period.

Deferred Tax. Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the financial statements and their corresponding tax bases. Deferred tax liabilities are recognized for all temporary differences that are expected to increase taxable profit in the future.

Deferred tax assets are recognized for all temporary differences and carryforward benefit of unused tax credits from the net operating loss carryover (NOLCO) that are expected to reduce taxable profit in the future. Deferred tax assets are measured at the highest amount that, on the basis of current or estimated future taxable profit, is more likely than not to be recovered.

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 profit will be available to allow all or part of the deferred tax asset 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 profit will allow the deferred tax asset to be recovered.

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

Current tax and deferred tax are recognized in profit or loss except to the items recognized directly in equity or in OCI. Deferred tax assets and deferred tax liabilities are offset, if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

Related Parties and Transactions

Parties are considered to be related if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control or common significant influence. Such relationships also exist between and/or among entities which are under common control with the reporting enterprise, or between and/or among the reporting enterprise and its key management personnel, directors, or its stockholders.

A related party transaction is a transfer of resources, services or obligations between a reporting entity and a related party, regardless of whether a price is charged.

Provisions

Provisions are recognized when the Company 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.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

Contingencies

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

Events after the Reporting Date

Events after the reporting date that provide additional information about the Company's financial position at reporting date (adjusting events) are reflected in the financial statements. Events after the reporting date that are non-adjusting events are disclosed in the notes to financial statements when material.

3. Significant Judgments, Accounting Estimates and Assumptions

The preparation of the financial statements in accordance with PFRS Accounting Standards requires management to exercise judgment, make estimates and use assumptions that affect amounts of assets, liabilities, income and expenses reported in the financial statements and related notes. The judgment, estimates and assumptions used in the financial statements are based upon management's evaluation of relevant facts and circumstances as at reporting date.

While management believes that the assumptions are reasonable and appropriate, significant differences in the actual experience or significant changes in the assumptions may materially affect the estimated amounts. Actual results could differ from such estimates.

Judgments

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

Determining the Classification of Financial Instruments. The Company exercises judgments in classifying a financial instrument on initial recognition either as a financial asset, a financial liability or an equity instrument in accordance with the substance of the contractual arrangement and the definitions of a financial asset, a financial liability or an equity instrument. The substance of a financial instrument, rather than its legal form, governs its classification in the statements of financial position.

The classification of financial assets depends on the results of the business model test and "solely payment of principal and interest" test performed by the Company. The Company exercises judgment in determining the business model to be used in managing its financial instruments to achieve their business objectives.

The Company determines that the primary business model used in the management of its financial assets is to hold the financial asset to collect contractual cash flows representing solely payments of principal and interest. Consequently, all financial assets are measured at amortized cost.

Distinguishing between Investment Property and Owner-Occupied Properties. The Company determines whether a property qualifies as investment property. In making its judgment, the Company considers whether the property generates cash flows largely independent of the other assets held by an entity. Owner-occupied properties generate cash flows that are attributable not only to the property but also to the other assets used in the production or supply process.

Some properties comprise a portion that is held to earn rentals for capital appreciation and another portion that is held for use in the production or supply of goods or services or for administrative purposes. If these portions cannot be sold separately, the property is accounted for as an investment property only if an insignificant portion is held for use in the production or supply of goods or services or for administrative purposes. Judgment is applied in determining whether ancillary services are so significant that a property does not qualify as investment property. The Company considers each property separately in making its judgment.

Classifying Lease Commitments - The Company as a Lessee. The Company elected to apply the recognition exemption on leases of low-value assets and short-term leases. The related rent expense on these lease agreements are recognized in profit or loss (see Note 19).

Accounting Estimates and Assumptions

The key accounting estimates and assumptions used in the financial statements are based upon management's evaluation of relevant facts and circumstances as at the date of the Company's financial statements. Actual results could differ from such estimates.

Assessing the ECL on Financial Assets at Amortized cost. For receivable from members, the Company uses specific identification approach in determining balance of receivables from each member to be potentially uncollectible, when it meets the following criteria: (a) the member is more than 120 days past due on its contractual payments, i.e. principal; and (b) the current market value of the shares of each member is below its outstanding receivables. The current market value of the shares is considered as collateral in case of non-payment of members, as the Company has the current right to rescind the shares and sell it in an auction. The Company determines the loss given default (recoverable amount of outstanding receivables) in computing the provision for ECL.

For receivable from related parties, the Company uses judgment, based on the best available facts and circumstances, including but not limited to, assessment of the related parties' operating activities (active or dormant), business viability and overall capacity to pay, in providing for ECL. The provision for ECL are re-evaluated and adjusted as additional information is received.

For other financial assets at amortized cost, the Company applies the general approach in measuring ECL. The Company assessed that cash in banks and cash equivalents are deposited with reputable counterparty banks that possess good credit ratings. For nontrade receivables and refundable deposits, the Company considers the financial capacity of the counterparty to pay the obligations to the Company as they fall due.

The Company recognized provision for ECL amounting to ₱0.2 million in 2023. Allowance for ECL as at December 31, 2024 and 2023 are disclosed in Note 5 to the financial statements.

The carrying amounts of financial assets at amortized cost as at December 31, 2024 and 2023 are disclosed in Notes 4, 5 and 10 to the financial statements.

Determining the NRV of Inventories. The Company writes down the carrying value of inventories whenever NRV of inventories becomes lower than cost due to damage, physical deterioration, obsolescence, changes in prices level or other causes. The carrying value of inventories is reviewed at each reporting date. Inventory items identified to be obsolete and unusable are also written off and charged as expense in the statements of comprehensive income.

The Company did not recognize provision for inventory write-down in 2024, 2023 and 2022. The carrying amount of inventories as at December 31, 2024 and 2023 are disclosed in Note 6 to the financial statements.

Estimating the Useful Lives of Depreciable Property and Equipment. The Company estimates the useful lives of the depreciable property and equipment based on the period over which these assets are expected to be available for use. The estimated useful lives are reviewed periodically and are updated if expectations differ from previous estimates due to physical wear and tear, technical or commercial obsolescence and legal or other limits on the use of these assets. In addition, estimation of the useful lives is based on collective assessment of industry practice, internal technical evaluation and experience with similar assets. It is possible, however, that future results of operations could be materially affected by changes in estimates brought about by changes in factors mentioned above. The amounts and timing of recorded expenses for any period would be affected by changes in these factors and circumstances. Management will increase the depreciation charges where the period of consumption is less than the previously estimated period of consumption.

There were no changes in the estimated useful lives of depreciable property and equipment in 2024, 2023 and 2022. The carrying amount of depreciable property and equipment as at December 31, 2024 and 2023 are disclosed in Note 8 to the financial statements.

Assessing the Impairment of Nonfinancial Assets. The Company assesses impairment on nonfinancial assets whenever events or changes in circumstances indicate that the carrying amounts of these assets may not be recoverable. The factors that the Company considers important which could trigger an impairment review include the following:

- Significant underperformance relative to expected historical or projected future operating results;
- Significant changes in the manner of use of the acquired assets or the strategy for overall business; and
- Significant negative industry or economic trends.

An impairment loss is recognized whenever the carrying amount of an asset exceeds its estimated recoverable amount. The recoverable amount is the higher of the asset's value in use or estimated selling price less cost to sell. In determining value in use, the present value of estimated future cash flows expected to be generated from the continued use of the assets is determined using estimates and assumptions that can materially affect the financial statements.

The Company assessed that there were no impairment indicators, hence, no impairment loss was recognized in 2024, 2023 and 2022. The carrying amounts of nonfinancial assets as at December 31, 2024 and 2023 are disclosed in Notes 7, 8, 9 and 10 to the financial statements.

Estimating the Retirement Benefits. The determination of the Company's obligation and cost for retirement benefits is dependent on the selection of certain assumptions used by actuaries in calculating such amounts. Those assumptions are described in Note 18 to the financial statements.

Retirement expense recognized in profit or loss in 2024, 2023 and 2022 and net retirement asset as at December 31, 2024 and 2023, are disclosed in Note 18 to the financial statements.

Assessing the Realizability of Deferred Tax Assets. The Company reviews its deferred tax assets at each reporting date and reduces the carrying amount to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax assets to be utilized.

The Company's unrecognized deferred tax assets as at December 31, 2024 and 2023 are disclosed in Note 20 to the financial statements. Management has assessed that it is not probable that sufficient taxable income will be available to allow all of the deferred tax assets to be utilized.

4. Cash and Cash Equivalents

This account consists of:

	2024	2023
Cash on hand	₱1,336,108	₱1,287,894
Cash in banks	52,609,980	36,647,582
Cash equivalents	105,071,553	48,378,262
	₱159,017,641	₱86,313,738

Cash in banks earn interest at the prevailing bank deposit rates.

Cash equivalents pertain to short-term placements which are made for varying periods of up to three months depending on the immediate cash requirements of the Company, and earn interest based on prevailing market interest rates.

Interest income earned amounted to ₱3.6 million, ₱1.5 million and ₱0.3 million in 2024, 2023 and 2022, respectively. Interest receivable, included in "Nontrade" under "Trade and other receivables" account, amounted to ₱0.4 million and ₱0.1 million as at December 31, 2024 and 2023, respectively (see Note 5).

5. Trade and Other Receivables

	Note	2024	2023
Trade:			
Members		₱31,277,319	₱32,243,475
Related parties	12	19,557,345	68,070,654
Credit card		3,231,000	3,991,599
Nontrade		8,227,481	6,815,471
		62,293,145	111,121,199
Less allowance for ECL		430,942	483,982
		₱61,862,203	₱110,637,217

Trade receivables from members pertain to billings by the Company for the services it rendered. This account also includes outstanding membership dues. Members' accounts are normally on a 30 to 60 days term. Unsettled members' accounts for more than 60 days are considered past due. The Company has the option to put members' proprietary shares into auction in case of nonpayment of members' accounts when the account is more than 120 days past due.

Receivables from related parties consist of charges for the use of the Company's facilities. These receivables are noninterest-bearing and are due and demandable.

Nontrade receivables mainly pertain to receivables from functions and concessionaires and interest receivable, which are noninterest-bearing and generally have 30 to 90 days term.

Movement in allowance for ECL is as follows:

	Note	2024	2023	2022
Balance at beginning of year		₱483,982	₱311,100	₱311,100
Reversal		(53,040)	—	—
Provision	15, 16	—	172,882	—
Balance at end of year		₱430,942	₱483,982	₱311,100

In 2024, the Company reversed allowance for ECL amounting to ₱53,040 due to the increase in the market value of the Company's proprietary membership certificate.

6. Inventories

Inventories carried at cost amounting to ₱14.6 million and ₱13.4 million as at December 31, 2024 and 2023, respectively, are lower than its NRV.

Cost of inventories charged to operations amounted to ₱86.4 million, ₱89.2 million and ₱93.3 million in 2024, 2023, and 2022 respectively (see Note 15).

7. Other Current Assets

This account consists of:

	2024	2023
CWT	P40,465,700	P37,592,868
Deferred input VAT	40,620,283	20,888,240
Prepayments	4,187,926	1,451,859
Input VAT	—	663,163
	P85,273,909	P60,596,130

Prepayments mainly pertain to taxes paid in advance and unamortized portion of insurance for the Company's properties, health insurance of directors and officers, and other prepaid expenses. These are expected to be utilized and consumed within one year.

8. Property and Equipment

Balances and movements in this account are as follows:

	2024						
	Land	Building and Improvements	Facilities and Equipment	Furniture, Fixtures and Equipment	Transportation Equipment	Construction In Progress	Total
Cost							
Balances at beginning of year	P328,019,641	P1,200,612,526	P572,548,464	P116,214,819	P22,847,694	P5,812,919	P2,246,056,063
Additions	—	16,959,687	13,054,272	4,060,461	3,723,873	8,603,368	46,401,661
Reclassifications	—	4,579,036	—	—	—	(4,579,036)	—
Retirement	—	—	(1,286,735)	(53,058)	—	—	(1,339,793)
Balances at end of year	328,019,641	1,222,151,249	584,316,001	120,222,222	26,571,567	9,837,251	2,291,117,931
Accumulated Depreciation							
Balances at beginning of year	—	1,084,798,488	538,739,244	105,141,027	22,466,950	—	1,751,145,709
Depreciation	—	38,905,940	14,705,962	6,957,242	354,883	—	60,924,027
Retirement	—	—	(1,279,065)	(53,058)	—	—	(1,332,123)
Balances at end of year	—	1,123,704,428	552,166,141	112,045,211	22,821,833	—	1,810,737,613
Carrying Amount	P328,019,641	P98,446,821	P32,149,860	P8,177,011	P3,749,734	P9,837,251	P480,380,318

	2023						
	Land	Building and Improvements	Facilities and Equipment	Furniture, Fixtures and Equipment	Transportation Equipment	Construction In Progress	Total
Cost							
Balances at beginning of year	P328,019,641	P1,142,732,983	P556,652,224	P112,845,821	P22,335,171	P16,656,673	P2,179,242,513
Additions	—	18,558,723	14,923,930	3,368,998	512,523	29,449,376	66,813,550
Reclassifications	—	39,320,820	972,310	—	—	(40,293,130)	—
Balances at end of year	328,019,641	1,200,612,526	572,548,464	116,214,819	22,847,694	5,812,919	2,246,056,063
Accumulated Depreciation							
Balances at beginning of year	—	1,044,332,166	523,952,227	97,138,135	22,232,979	—	1,687,655,507
Depreciation	—	40,466,322	14,787,017	8,002,892	233,971	—	63,490,202
Balances at end of year	—	1,084,798,488	538,739,244	105,141,027	22,466,950	—	1,751,145,709
Carrying Amount	P328,019,641	P115,814,038	P33,809,220	P11,073,792	P380,744	P5,812,919	P494,910,354

Depreciation and amortization recognized in profit and loss consists of:

	Note	2024	2023	2022
Property and equipment		P60,924,027	P63,490,202	P54,516,279
Computer software	10	136,872	209,373	173,122
		P61,060,899	P63,699,575	P54,689,401

Depreciation and amortization are allocated as follows:

	Note	2024	2023	2022
Cost of services	15	₱57,310,635	₱59,970,463	₱51,979,707
General and administrative expenses	16	3,750,264	3,729,112	2,709,694
		₱61,060,899	₱63,699,575	₱54,689,401

In 2024, the Company retired several property and equipment resulting to a loss of ₱7,670.

The cost of fully depreciated property and equipment still being used by the Company amounted to ₱1,671.3 million and ₱1,386.3 million as at December 31, 2024 and 2023, respectively.

Construction in progress pertains to construction of boom gates, slope protection, sports center and other ongoing projects that are expected to be completed in 2025.

As at December 31, 2024, the Company's contractual obligations to complete the construction of the properties amounted to ₱20.1 million.

9. Investment Property

This account pertains to land held for undetermined future use. The property is carried at cost amounting to ₱34.6 million as at December 31, 2024 and 2023.

The fair value of the land amounting to ₱2,115.8 million was determined on July 17, 2023 by an independent appraiser who holds a recognized and relevant professional qualification. The valuation of investment property was based on market values using sales comparison approach. This approach requires the adjustments of comparable property registered within the vicinity by reducing reasonable comparative sales and listings to a common denominator.

The significant input to valuation includes market value per square meter amounting to ₱30,000 for Lot 3-A (area of 42,404 sq.m.) and ₱28,000 for Lot 4 (area of 30,131 sq.m.). The fair value measurement for investment property has been categorized as Level 2. In estimating the fair value of the investment property, management takes into account the market participant's ability to generate economic benefits by using the investment property in its highest and best use. Based on management's assessment, the fair value of the Company's investment property represents its highest and best use.

Management has assessed that there were no conditions from the last date of appraisal that would significantly change the appraisal value of the investment property as at report date.

10. Other Noncurrent Assets

This account consists of:

	2024	2023
Advances to contractors and suppliers	₱5,601,351	₱2,541,520
Computer software	845,775	982,647
Deferred input VAT on capital goods - net of current portion	195,263	742,363
Refundable deposits	120,000	120,000
Others	478,318	320,333
	₱7,240,707	₱4,706,863

Advances to contractors and suppliers represent payment for construction of property and equipment which will be recouped upon every progress billing payment depending on the percentage of accomplishment.

Computer software pertains to the cost of the Company's accounting and information system. Movements in the computer software are as follows:

	Note	2024	2023
Cost			
Balance at beginning and end of year		₱1,711,386	₱1,711,386
Accumulated Amortization			
Balance at beginning of year		728,739	519,366
Amortization	8	136,872	209,373
Balance at end of year		865,611	728,739
Carrying Amount		₱845,775	₱982,647

11. Trade and Other Payables

This account consists of:

	Note	2024	2023
Trade:			
Third parties		₱32,037,611	₱32,626,834
Related parties	12	2,232,789	1,870,282
Refundable deposits		31,342,542	42,275,548
Accrued expenses		26,562,093	28,767,932
Membership dues collected in advance		26,514,374	28,017,402
Statutory payables		10,298,222	3,471,023
Auctioned membership liability		4,607,656	4,697,856
Service charge payable		1,930,091	1,482,824
Room sharing payable		1,003,053	601,822
Retention payable		731,541	5,861,967
Other dues collected in advance		630,300	665,400
Unclaimed gift certificate		174,500	2,585,672
Others		2,144,330	4,181,339
		₱140,209,102	₱157,105,901

Trade payables to third parties are noninterest-bearing and are normally settled on a 30 to 60 days' term.

Payables to related parties arises from the use of facilities of the related parties by the Company's members. This also consists of reimbursement of operating expenses to related parties. These payables are due and demandable.

Refundable deposits pertain to cash receipts from members upon assignment of shares which is expected to be refunded within one year. The amount paid is refundable upon completion of terms and conditions.

Accrued expenses pertain to accruals for rental, utilities, and other contracted services which are generally settled within the following month.

Membership dues collected in advance pertain to membership dues that are already collected but are not yet earned as at reporting date. These are expected to be classified as members' support within the next financial year.

Statutory payables pertain to obligations to government agencies that are normally settled in the following month.

Auctioned membership liability refers to the unclaimed net proceeds or the excess of the bid price over the amount of receivables from delinquent members whose shares were sold at auction. These are normally claimed within 30 to 180 days.

Service charge payable refers to amount collected from members for services rendered in restaurants, banquets and inns. The amount is to be distributed and paid to covered employees once collected.

Room sharing payable pertains to the collections from rental of members' units. This is noninterest-bearing and payable to the members within one year.

Retention payable pertains to amount withheld from contractors of the Company until the completion of specified conditions based on the agreement.

Unclaimed gift certificate refers to the gift certificates issued by the Company for the availment by the members of services and products of the Company. Paid and barter gift certificates are recognized as liability upon receipt of cash. Complimentary gift certificates are recognized as expense upon issuance.

Others include payables to nontrade suppliers. These payables are noninterest-bearing and are normally settled within a year.

The Company reversed liabilities amounting to ₱5.1 million, ₱0.9 million and ₱1.6 million in 2024, 2023 and 2022, respectively (see Note 17).

12. Related Party Transactions

The Company has the following transactions and balances with its related parties:

Related Parties	Transactions	Amount of Transactions			Outstanding balance	
		2024	2023	2022	2024	2023
Shareholder						
	Utilities	₱25,624,001	₱21,104,236	₱18,299,599		
<i>Trade and other payables</i> <i>(see Note 11)</i>	Repairs and maintenance	1,801,617	4,323,881	3,667,226	₱2,232,789	₱1,870,282
Related parties with Common Shareholder						
	Food, beverage and sundries					
	Sports and recreation					
	Room sales					
<i>Trade and other receivables</i> <i>(see Note 5)</i>	Reimbursement of expenses	₱214,969,203	₱216,506,815	₱212,679,459	₱19,557,345	₱68,070,654
	Club services					
<i>Trade and other payables</i> <i>(see Note 11)</i>	Reimbursement of expenses	₱141,666,840	₱108,200,992	₱101,063,572	₱-	₱-
Plan Assets						
<i>Retirement plan assets (see Note 18)</i>	Contribution	₱2,979,060	₱5,106,960	₱5,106,960	₱57,763,696	₱50,155,154

Terms and Conditions of Transactions with Related Parties

The outstanding balances as at year-end are unsecured, noninterest-bearing, due and demandable and settlement is performed through cash and offsetting of receivables and payables with the same related party. The Company has not made any provision for ECL relating to the amounts owed by the related parties. This assessment is undertaken each financial year by examining the financial position of the related parties and the market in which the related parties operate.

Transactions with a Shareholder

Transactions with Belle consist of reimbursement of utilities, repairs and maintenance works.

Transactions with Other Tagaytay Highlands Clubs

Reciprocity Agreements. On October 6, 1999, the Company entered into a Reciprocity Agreement with other Tagaytay Highlands Clubs that are substantially owned by Belle, whereby members of the Company and other Tagaytay Highlands Clubs will be allowed to enjoy the use of each other's facilities, subject to rules and regulations. This agreement shall remain in effect until mutually terminated by the parties. Receivables include rendering of sales and services to members of other Tagaytay Highlands Clubs while payables include collections on behalf of other Tagaytay Highlands Clubs.

Others. The Company also has transactions for reimbursement of operating expenses such as contract services, repairs and maintenance, utilities and labor cost. Moreover, this also includes payments of food and beverage costs, room and spa, massage charges and shuttle services of the Company's employees.

Transactions with Retirement Benefit Plan

The Company has a retirement benefit plan in the form of a bank-trustee managed account with BDO Unibank, Inc. - Trust and Investments Group. The Company's transactions with the retirement fund mainly pertain to contributions during the year.

Compensation of Key Management Personnel

Compensation of key management personnel consists of:

	2024	2023	2022
Short-term employee benefits	₱10,202,095	₱9,748,345	₱8,593,313
Post-employment benefits	1,260,862	1,880,696	1,529,932
	₱11,462,957	₱11,629,041	₱10,123,245

13. Equity

Track Record of Registration of Securities

The following summarizes the information on the Company's registration of securities under the Securities Regulation Code:

Date of SEC Approval	Authorized Shares	Number of Shares Issued	Issue/Offer Price
September 29, 1995	5,000	5,000	₱400,000 to ₱600,000

The proprietary membership certificates amounted to ₱500,000,000 divided into 5,000 shares with par value of ₱100,000 per share. The Company's APIC, which is the excess of proceeds and/or fair value received, amounted to ₱1,048.9 million as at December 31, 2024 and 2023.

The ownership of all shares of stock of the Company is subject to the following restrictive conditions:

- a. No issuance or transfer of shares of stock of the Company which would reduce the stock ownership of Philippine citizens or nationals to less than the minimum percentage of the outstanding capital stock required by any applicable provisions of the Constitution, law, or regulation to be owned by Philippine citizens or nationals, shall be made or effected by, or shall be recorded in the books of the Company.
- b. No holder, of any class of shares of the Company shall have, as such holder any preemptive right to acquire, purchase, or subscribe for any share of the capital stock of any class of the Company which it may issue or sell, whether out of the number of shares authorized by the Articles of Incorporation as originally filed, or by any amendment thereof, or out of shares of the capital stock of any class of the Company acquired by it after the issue thereof; nor shall any holder of any class of shares of the Company have, as such shareholder, have any preemptive right to acquire, purchase, or subscribe for any obligation which the Company may issue or sell that shall be convertible into or exchangeable for any shares of the capital stock of any class of the Company or to which shall be attached or appertain any warrant or any instrument that shall confer upon the owner of such obligation, warrant, or instrument the right to subscribe for, or to acquire or purchase from the Company, any share of its capital stock of any class.
- c. No profit shall inure to the exclusive benefit of any of its shareholders, hence, no dividends shall be declared in their favor. Shareholders shall be entitled only to a pro-rata share of the asset of the Company at the time of the dissolution or liquidation of the Company.

- d. The owners of shares of the Company shall be subject to the payment of monthly dues and other dues and assessments in such amounts and subject to such rules and conditions as may be prescribed in the By-Laws or by the Board of Directors to meet the expenses for the general operations of the Company, and the maintenance and improvement of its premises and facilities, in addition to such fees as may be charged for the actual use of the facilities. In the case of a corporate shareholder, the designated representative shall be initially billed for such dues. In case of non-payment by the representative, the corporate shareholder shall be ultimately liable for the payment of such dues. Such dues together with all other obligations of the shareholders to the Company, shall constitute a first lien on the shares, second only to any lien in favor of the national or local government, and in the event of delinquency such shares may be ordered sold by the Board of Directors in the manner provided in the By Laws to satisfy said dues or other obligations of the shareholders.
- e. Any shareholder selling or disposing of his/its share(s) in the Company shall pay a transfer fee in such amount as may be determined by the Board of Directors from time to time. Said transfer fee shall be levied and collected at the time of transfer in the Company's Stock and Transfer Book. Any transfer of shares, except transfer by hereditary succession, made in violations of these conditions shall be null and void and shall not be recorded in the books of the Company.
- f. A holder of a share of stock of the Company is not an ipso facto member of the Company, and he must file an application for Company membership, which shall be subject to the approval of the Board of Directors. If an application for membership of a shareholder is disapproved by the Board of Directors, the shareholder shall dispose of his share within a period of sixty (60) days from notice of such disapproval. In the event of his failure to effect such transfer, his share shall be offered for sale at auction in the manner prescribed in the By Laws or by the Board of Directors.
- g. In case any shareholder or member shall violate the provisions of the Articles of Incorporation or the By Laws or the rules and regulations of the Company, or the resolutions duly promulgated by the Board of Directors, or commit any other act or conduct which the Board of Directors may deem injurious to the interest or hostile to the objects of the Company, such shareholder or member may be expelled by the Board of Directors in the manner provided in the By-Laws upon proper notice and hearing, and he shall then cease to be a shareholder and shall have no right with respect to his share except the right to demand payment therefore in accordance with the By-Laws. The Company shall have a period of thirty (30) days from the expulsion of the shareholder to make payment of his share, and upon such payment the shareholder shall forthwith transfer the share held by him as directed by the Company.
- h. All certificates of stock of the Company shall contain an appropriate reference to the foregoing limitations and restrictions, and stock may be issued or transferred in the books of the Company only in accordance with the terms and provisions of such limitations and restrictions.

14. Basic and Diluted Income Per Proprietary Membership Certificate

Basic and diluted income per proprietary membership certificate is computed as follows:

	2024	2023	2022
Net income (a)	₱55,006,252	₱52,370,461	₱43,978,500
Weighted average number of proprietary membership certificates (b)	5,000	5,000	5,000
Basic income per proprietary membership certificate (a/b)	₱11,001	₱10,474	₱8,796

In 2024, 2023 and 2022, the Company has no potential dilutive proprietary membership certificates outstanding. Therefore, basic income per proprietary membership certificate is the same as diluted income per proprietary membership certificate.

15. Cost of Sales and Services

Cost of Sales

This account consists of:

	2024	2023	2022
Food cost	₱66,355,507	₱71,420,529	₱79,022,846
Sundry inventory cost	12,967,805	10,061,449	6,500,968
Beverage cost	7,099,458	7,720,541	7,763,864
	₱86,422,770	₱89,202,519	₱93,287,678

Cost of Services

This account consists of:

	Note	2024	2023	2022
Depreciation and amortization	8	₱57,310,635	₱59,970,463	₱51,979,707
Salaries and other benefits		43,536,533	42,019,944	39,494,427
Communication, light and water		20,966,916	15,860,303	15,059,656
Repairs and maintenance		16,778,671	15,140,250	13,745,995
Outside services	19	9,829,896	10,547,553	7,670,562
Supplies		7,209,972	7,219,769	6,439,178
Banquet expense		5,862,417	1,744,172	1,781,169
Club events		5,117,589	1,274,500	1,140,620
Rent	19	4,331,238	4,502,200	5,540,237
Laundry		2,539,719	2,558,916	1,388,925
Taxes and licenses		1,459,120	1,205,621	1,184,235
Retirement expense	18	1,379,142	1,137,530	1,510,701
Fuel and oil		1,297,807	3,392,955	3,575,832
Animal farm		1,275,885	1,192,227	1,192,584
Bank charges		1,149,351	1,094,667	973,027
Insurance		1,096,805	826,261	1,326,840
Dues and subscriptions		449,577	158,864	217,143
Waste disposal		383,685	467,545	345,381
Representation		316,748	170,343	107,554
Advertising and promotions		206,519	277,569	743,671
Decorations, flowers and plants		69,179	104,125	42,111
Transportation and travel		59,985	46,840	68,392
Provision for ECL	5	—	86,441	—
Others		7,542,320	7,506,770	7,960,324
		₱190,169,709	₱178,505,828	₱163,488,271

Others include costs incurred from events and other activities held by the Company.

Details of salaries and other benefits are as follows:

	2024	2023	2022
Salaries and wages	₱38,095,260	₱36,629,405	₱35,572,461
Employee benefits and others	14,233,155	13,649,928	12,324,061
	₱52,328,415	₱50,279,333	₱47,896,522

Salaries and other benefits recognized in profit or loss are as follows:

	Note	2024	2023	2022
Cost of services		₱43,536,533	₱42,019,944	₱39,494,427
General and administrative expenses	16	8,791,882	8,259,389	8,402,095
		₱52,328,415	₱50,279,333	₱47,896,522

16. General and Administrative Expenses

This account consists of:

	Note	2024	2023	2022
Salaries and other benefits	15	₱8,791,882	₱8,259,389	₱8,402,095
Outside services	19	6,159,025	6,759,018	6,089,163
Repairs and maintenance		4,177,315	4,291,644	4,074,228
Depreciation and amortization	8	3,750,264	3,729,112	2,709,694
Communication, light and water		3,590,239	2,723,971	2,406,372
Processing fee		3,000,000	3,000,000	6,250,000
Supplies		1,411,582	1,447,060	1,338,835
Taxes and licenses		1,408,001	1,142,977	1,133,705
Retirement expense	18	1,379,142	1,137,530	1,510,700
Bank charges		1,149,351	1,094,669	973,027
Insurance		1,006,650	723,221	1,231,754
Representation		704,677	754,795	485,580
Rent	19	558,414	538,267	523,887
Club events		517,628	324,026	542,878
Fuel and oil		337,578	210,693	87,305
Waste disposal		195,739	415,759	345,381
Provision for ECL	5	–	86,441	–
Others		891,146	1,428,044	420,341
		₱39,028,633	₱38,066,616	₱38,524,945

Others include expenses related to club activities which are not individually material.

17. Other Income - net

This account consists of:

	Note	2024	2023	2022
Assignment fees		₱8,477,583	₱6,983,880	₱107,679
Membership transfer fees		7,245,536	8,802,243	6,464,196
Reversal of liabilities	11	5,079,743	897,772	1,639,308
Commission income	19	3,310,225	3,959,894	715,526
Admin fee and charges		2,923,797	752,920	647,920
Income from retention		2,513,772	-	-
Members' penalties and charges		1,987,683	2,051,747	2,661,103
Club events		1,537,825	1,944,975	1,415,074
Club collection		1,495,836	1,487,947	169,520
Medical services		397,836	338,890	1,126,221
Unrealized foreign exchange gain		27,975	14,750	37,955
Others		1,060,345	578,238	753,234
		₱36,058,156	₱27,813,256	₱15,737,736

Assignment fees refer to income arising from assignment of members' right to any other party for the right to use the facilities of the Company.

Membership transfer fees include income derived from transfer of right by an individual member through selling of shares and transfer of right through change of designee by a corporate member.

Commission income includes share of the Company to the income of its caterers.

Members' penalties and charges pertain to collection from members for late payments of membership dues and other charges.

Others pertain to income derived from events held by the Company which include wedding ceremonies, seminars, among others.

Certain items in prior year have been aligned with the current period presentation. This alignment had no effect on the reported financial performance for any period.

18. Retirement Benefits

The Company is a participant to the Tagaytay Highlands Multiemployer Retirement Plan which is non-contributory defined benefit plan. The plan provides a retirement benefit equal to one hundred percent (100%) of plan salary for every year of credited service or in accordance with the collective bargaining agreement. Benefits are paid in a lump sum upon retirement or separation in accordance with the terms of the plan.

The retirement benefit obligation is determined using the projected unit credit method. The latest available actuarial report of the Company is as at December 31, 2024.

The components of retirement expense are as follows:

	2024	2023	2022
Current service cost	₱3,190,719	₱2,819,728	₱3,163,158
Net interest income	(463,383)	(583,991)	(141,757)
Interest on the effect of the asset ceiling	30,948	39,323	—
	₱2,758,284	₱2,275,060	₱3,021,401

The components of retirement expense recognized in profit or loss are as follows:

	Note	2024	2023	2022
Cost of services	15	₱1,379,142	₱1,137,530	₱1,510,701
General and administrative expenses	16	1,379,142	1,137,530	1,510,700
		₱2,758,284	₱2,275,060	₱3,021,401

The components of net retirement asset are as follows:

	2024	2023
FVPA	₱57,763,696	₱50,155,154
Present value of DBO	(50,089,095)	(43,947,292)
Effect of asset ceiling	(695,531)	(514,084)
	₱6,979,070	₱5,693,778

The changes in FVPA are as follows:

	2024	2023
Balance at beginning of year	₱50,155,154	₱43,650,412
Interest income	3,109,010	3,238,893
Contributions	2,979,060	5,106,960
Remeasurement gain (loss)	1,520,472	(1,841,111)
Balance at end of year	₱57,763,696	₱50,155,154

The changes in present value of the retirement liability are as follows:

	2024	2023
Balance at beginning of year	₱43,947,292	₱37,873,063
Current service cost	3,190,719	2,819,728
Interest expense	2,645,627	2,654,902
Remeasurement loss (gain) on DBO due to changes in:		
Financial assumptions	735,534	2,120,504
Experience adjustments	(234,271)	3,775,571
Benefits paid from book reserve	(195,806)	(5,296,476)
Balance at end of year	₱50,089,095	₱43,947,292

The cumulative remeasurement loss, net of deferred tax, recognized in OCI amounted to ₱6.7 million and ₱7.4 million as at December 31, 2024 and 2023, respectively. The remeasurement gain (loss) amounted to ₱0.7 million, (₱5.2 million) and ₱1.6 million in 2024, 2023 and 2022, respectively.

The principal actuarial assumptions used to determine retirement benefits are as follows:

	2024	2023
Discount rate	6.12%	6.02%
Salary increase rate	4.00%	4.00%

The sensitivity analysis based on reasonably possible changes of the assumptions is as follows:

	Change in Assumptions	Effect on the present value of retirement liability	
		2024	2023
Discount rate	+100bps	(P2,221,158)	(P2,140,875)
	-100bps	2,452,341	2,373,384
Salary increase rate	+100bps	2,479,867	2,397,693
	-100bps	(2,285,167)	(2,200,453)

Each sensitivity analysis on the significant actuarial assumptions was prepared by remeasuring the DBO at the balance sheet date after first adjusting one of the current assumptions according to the applicable sensitivity increment or decrement (based on changes in the relevant assumption that were reasonably possible at the valuation date) while all other assumptions remained unchanged. The sensitivities were expressed as the corresponding change in DBO.

It should be noted that the changes assumed to be reasonably possible at the valuation date are open to subjectivity, and do not consider more complex scenarios in which changes other than those assumed may be deemed more reasonable.

The composition of plan assets for benefits as at December 31 is as follows:

	2024	2023
Debt instruments - government bonds	87.46%	84.99%
Debt instruments - other bonds	6.53%	8.75%
Unit investment trust funds	0.78%	0.65%
Others	5.23%	5.61%
	100.00%	100.00%

The retirement plan exposes the Company to actuarial risks as follow:

Investment and Interest Risks. The present value of retirement liability for consistency is calculated using a discount rate determined by reference to market yields to government bonds. Generally, a decrease in the interest rate of a reference government bonds will increase the plan obligation. However, this will be partially offset by an increase in the return on the plan's investments and if the return on plan asset falls below this rate, it will create a deficit in the plan.

Longevity and Salary Risks. The present value of retirement liability is calculated by reference to the best estimate of the mortality of the plan participants both during and after their employment and to their future salaries. Consequently, increases in the life expectancy and salary of the plan participants will result in an increase in the plan obligation.

Maturity analysis of the undiscounted benefit payments as at reporting date are as follow:

	2024	2023
Within 1 year	₱20,794,022	₱17,242,468
More than 1 year to 5 years	17,369,206	8,693,068
More than 5 years	30,348,760	38,484,588
	₱68,511,988	₱64,420,124

The weighted average duration of the retirement liability is 4.7 years and 5.1 years as at December 31, 2024 and 2023, respectively.

19. Significant Agreements

Outside Services

The Company entered into agreements with a related party and third parties to outsource property management and administration, security services, maintenance, grounds keeping and landscaping, housekeeping, hotel concierge and administration, pest control, medical, technical support, related manpower, and tools and equipment of the aforementioned services. These agreements are valid for terms between one (1) and three (3) years.

Total amount of outside services recognized in profit or loss are as follows:

	Note	2024	2023	2022
Cost of services	15	₱9,829,896	₱10,547,553	₱7,670,562
General and administrative expenses	16	6,159,025	6,759,018	6,089,163
		₱15,988,921	₱17,306,571	₱13,759,725

Concessions

The Company has concession agreements with food and beverage service providers, which operate restaurants within the Company's premises to provide services to their members and guests.

The Company charges the concessionaires commission based on monthly sales. This is presented as part of "Food, beverage and sundries" under "Revenues" account in the statements of comprehensive income.

Catering Services

The Company has memorandum agreements with catering service providers to deliver catering services for events and functions held for members and guests.

The Company charges the caterers commission based on sales. Commission income amounted to ₱3.3 million, ₱4.0 million and ₱0.7 million in 2024, 2023 and 2022, respectively (see Note 17).

Leases

The Company executed a lease agreement with a third party whereby the former shall lease the land of the latter where certain facilities of the Company are located. The term of the lease is three (3) years and automatically renewed unless terminated by both parties.

Rent expense associated with the land lease amounted to ₱3.8 million, ₱3.7 million and ₱4.8 million in 2024, 2023 and 2022, respectively.

The Company also has low value leases for staff housing and equipment with third parties.

Rent expense is presented in the statements of comprehensive income as follows:

	Note	2024	2023	2022
Cost of services	15	₱4,331,238	₱4,502,200	₱5,540,237
General and administrative expenses	16	558,414	538,267	523,887
		₱4,889,652	₱5,040,467	₱6,064,124

20. Income Tax

The Company has no provision for current income tax due to its taxable loss position in 2024, 2023 and 2022. Provision for deferred income tax amounted to ₱0.1 million, ₱2.6 million and ₱1.2 million in 2024, 2023 and 2022 respectively.

On June 26, 2019, the Supreme Court (SC) released a decision discussing that membership dues, assessment fees, etc. are exempt from income tax and VAT. This is the SC case G.R. No. 228539 entitled "Association of Non-Profit Clubs, Inc. (ANPC) vs. Bureau of Internal Revenue" which was rendered final and executory with the Entry of Judgment made at the SC Second Division.

SC ruled that, for as long as these membership fees, assessment dues, and the like are treated as collections by recreational clubs from their members as an inherent consequence of their membership, and are, by nature, intended for the maintenance, preservation, and upkeep of the clubs' general operations and facilities, then these fees cannot be classified as "the income of recreational clubs from whatever source" that are "subject to income tax". Instead, they only form part of capital from which no income tax may be collected or imposed.

The components of the Company's deferred tax liabilities are as follows:

	2024	2023
Net retirement asset	₱1,744,768	₱1,423,445
Foreign exchange gain	6,994	3,688
	₱1,751,762	₱1,427,133

The components of the Company's unrecognized deferred tax assets are as follows:

	2024	2023
NOLCO	₱87,915,360	₱75,129,187
Excess of contribution over service cost	4,419,405	5,214,000
Allowance for ECL	107,736	120,996
	₱92,442,501	₱80,464,183

These unrecognized deferred tax assets amounting to ₱92.4 million and ₱80.5 million as at December 31, 2024 and 2023, respectively, were not recognized since management believes that it is not probable that taxable income will be available against which the deferred tax assets can be utilized.

Under the Republic Act No. 11494, *Bayanihan to Recover As One Act*, and Revenue Regulations No. 25-2022, the Company is allowed to carry over its operating losses incurred for the taxable years 2020 and 2021 for the next five years immediately following the year of such loss.

The details of NOLCO which can be claimed as deduction from future taxable income are shown below.

Year Incurred	Beginning Balance	Incurred	Expired	Ending Balance	Valid Until
2024	P—	P51,144,693	P—	P51,144,693	2027
2023	50,374,751	—	—	50,374,751	2026
2022	48,858,120	—	—	48,858,120	2025
2021	58,757,839	—	—	58,757,839	2026
2020	142,526,037	—	—	142,526,037	2025
	P300,516,747	P51,144,693	P—	P351,661,440	

The reconciliation of provision for income tax computed at the statutory tax rate and the effective tax rate follows:

	2024	2023	2022
Provision for income tax at statutory income tax rate	P13,778,426	P13,736,539	P11,299,119
Tax effects of:			
Nontaxable membership dues	(34,173,869)	(32,958,941)	(31,622,914)
Nondeductible expenses	9,412,372	9,760,062	9,644,880
Interest income subjected to final tax	(887,796)	(376,088)	(66,176)
Change in unrecognized deferred tax assets	11,978,318	12,414,122	(10,163,666)
Expired NOLCO	—	—	22,126,731
	P107,451	P2,575,694	P1,217,974

Corporate Recovery and Tax Incentives for Enterprises Act (CREATE Act)

Under the CREATE Act which took effect on July 1, 2020, the RCIT of domestic corporations is computed at 25% or 20% depending on the amount of total assets and taxable income. MCIT is computed at 1% of gross income for a period three years from July 1, 2020 to June 30, 2023 and reverted to 2% of gross income effective July 1, 2023.

Accordingly, the income tax rates used in preparing the financial statements as at and for the years ended December 31, 2024 and 2023 are as follows:

	2024	2023
RCIT	25%	25%
MCIT	2%	1.5%

21. Financial Assets and Financial Liabilities

Financial Risk Management Objectives and Policies

The Company's principal financial instruments consist of cash and cash equivalents, trade and other receivables, refundable deposits (presented under "Other noncurrent assets" account), and trade and other payables (excluding membership dues collected in advance, statutory payables and unclaimed gift certificate). The main purpose of these financial instruments is to provide funds for the Company's operations and capital expenditures.

The BOD has overall responsibility for the establishment and oversight of the Company's risk management framework. The Company's risk management policies are established to identify and manage the Company's exposure to financial risks, to set appropriate transaction limits and controls, and to monitor and assess risks and compliance to internal control policies. Risk management policies and structure are reviewed regularly to reflect changes in market conditions and the Company's activities.

The Company has exposure to credit risk and liquidity risk from the use of its financial instruments. The BOD reviews and approves the policies for managing each of these risks.

Credit Risk. Credit risk is the risk of loss that may arise on outstanding financial instruments should a counterparty default on its obligation. The Company limits its exposure to credit risk by depositing its cash in banks and cash equivalents with highly reputable and pre-approved financial institutions. In addition, trade and other receivables are monitored on an ongoing basis with the result that the Company's exposure to credit losses is not significant.

The Company's maximum exposure to credit risk is equal to the carrying amount of its financial assets.

The Company has no concentration of credit risk.

The tables show the credit quality by class of financial assets based on the Company's credit rating system.

	2024		Past Due but not Impaired	Credit Impaired	Total
	Neither Past Due nor Impaired High Grade	Standard Grade			
Lifetime ECL -					
Trade receivables from members and related parties	P=	P50,403,722	P=	P430,942	P50,834,664
12-month ECL:					
Cash in banks and cash equivalents	157,681,533	-	-	-	157,681,533
Trade receivables from credit card	3,231,000	-	-	-	3,231,000
Nontrade receivables	-	8,227,481	-	-	8,227,481
Refundable deposits*	-	120,000	-	-	120,000
	P160,912,533	P58,751,203	P=	P430,942	P220,094,678

*Presented under "Other noncurrent assets" account in the statements of financial position

	2023		Past Due but not Impaired	Credit Impaired	Total
	Neither Past Due nor Impaired High Grade	Standard Grade			
Lifetime ECL -					
Trade receivables from members and related parties	P=	P99,830,147	P=	P483,982	P100,314,129
12-month ECL:					
Cash in banks and cash equivalents	85,025,844	-	-	-	85,025,844
Trade receivables from credit card	3,991,599	-	-	-	3,991,599
Nontrade receivables	-	6,815,471	-	-	6,815,471
Refundable deposits*	-	120,000	-	-	120,000
	P89,017,443	P106,765,618	P=	P483,982	P196,267,043

*Presented under "Other noncurrent assets" account in the statements of financial position

The credit quality of the financial assets was determined as follows:

- High grade - applies to customers and counterparties that always pay on time or even before maturity.
- Standard grade - applies to receivable from counterparties that always pay on due date if they are reminded or followed up by the Company.
- Past due but not impaired - items with history of frequent default, nevertheless, the amounts are still collectible.
- Impaired - those that are long outstanding or those that have been provided with an allowance for ECL.

Liquidity Risk. Liquidity risk is the risk that the Company will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial asset. The Company seeks to manage its liquidity profile to be able to finance its capital expenditures and service its maturing debts. The Company's objective is to maintain a balance between continuity of funding and flexibility through valuation of projected and actual cash flow information. The Company considers obtaining borrowings as the need arises.

As at December 31, 2024 and 2023, the Company's trade and other payables (excluding membership dues collected in advance, statutory payables and unclaimed gift certificate) are generally settled within a year.

Capital Management

The primary objective of the Company's capital management is to ensure that the Company has sufficient funds in order to support its operations, pay existing obligations and maximize members' membership certificate value. The Company manages its capital structure and makes adjustments to it, whenever there are changes in economic conditions. To manage or adjust the capital structure, the Company may obtain additional support from members. No changes were made in the objectives, policies or processes in 2024, 2023 and 2022. The Company considers its equity as capital employed and monitors capital using the monthly cash position report and financial statements.

Fair Value of Financial Assets and Liabilities

The table below presents the carrying amount and fair value of financial instruments:

	2024		2023	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
Financial Assets at Amortized Cost				
Cash and cash equivalents	P159,017,641	P159,017,641	P86,313,738	P86,313,738
Trade and other receivables	61,862,203	61,862,203	110,637,217	110,637,217
Refundable deposits*	120,000	120,000	120,000	120,000
	P220,999,844	P220,999,844	P197,070,955	P197,070,955
Financial Liabilities at Amortized Cost				
Trade and other payables**	P103,222,006	P103,222,006	P123,031,804	P123,031,804

*Presented under "Other noncurrent assets" account in the statements of financial position

**Excluding membership dues collected in advance, statutory payables and unclaimed gift certificate with an aggregate amount of P37.0 million and P34.1 million as at December 31, 2024 and 2023, respectively.

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

Cash and Cash Equivalents, Trade and Other Receivables, Trade and Other Payables (excluding Membership Dues Collected in Advance, Statutory Payables and Unclaimed Gift Certificate). Due to the short-term nature and demandable feature of these financial instruments, their fair values approximate the carrying amounts as at reporting date.

Refundable Deposits. These are presented at cost since the timing and amounts of future cash flows related to the refundable deposits are linked to the termination of the contract with the electricity provider which cannot be reasonably and reliably estimated.

There were no transfers between levels in the fair value hierarchy in 2024 and 2023.



**REPORT OF INDEPENDENT AUDITORS
TO ACCOMPANY FINANCIAL STATEMENTS FOR FILING WITH THE
SECURITIES AND EXCHANGE COMMISSION**

The Stockholders and the Board of Directors
The Country Club at Tagaytay Highlands, Inc.
Tagaytay Highlands Complex,
Barangay Calabuso, Tagaytay City 4120, Cavite, Philippines

We have audited the accompanying financial statements of The Country Club at Tagaytay Highlands, Inc. (the Company) as at December 31, 2024 and 2023 and for the years ended December 31, 2024, 2023 and 2022, on which we have rendered our report dated April 5, 2025.

In compliance with the Revised Securities Regulation Code Rule 68, we are stating that the Company has three (3) stockholders owning one hundred (100) or more shares each.

REYES TACANDONG & Co.

CHRISTINA A. JOSE

Partner

CPA Certificate No. 132334

Tax Identification No. 298-175-867-000

BOA Accreditation No. 4782/P-028; Valid until June 6, 2026

BIR Accreditation No. 08-005144-023-2024

Valid until March 26, 2027

PTR No. 10467132

Issued January 2, 2025, Makati City

April 5, 2025
Makati City, Metro Manila



**REPORT OF INDEPENDENT AUDITORS
ON SUPPLEMENTARY SCHEDULES FOR FILING WITH THE
SECURITIES AND EXCHANGE COMMISSION**

The Stockholders and the Board of Directors
The Country Club at Tagaytay Highlands, Inc.
Tagaytay Highlands Complex,
Barangay Calabuso, Tagaytay City 4120, Cavite, Philippines

We have audited in accordance with Philippine Standards on Auditing, the financial statements of The Country Club at Tagaytay Highlands, Inc. (the Company) as at December 31, 2024 and 2023 and for the years ended December 31, 2024, 2023 and 2022 and have issued our report thereon dated April 5, 2025. Our audits were made for the purpose of forming an opinion on the basic financial statements taken as a whole. The accompanying Supplementary Schedules for submission to the Securities and Exchange Commission are the responsibility of the Company's management.

The supplementary schedules include the following:

- Schedule of Financial Soundness Indicators as at and for the years ended December 31, 2024 and 2023
- Schedules required by Annex 68-J of the Revised Securities Regulation Code (SRC) Rule 68 as at and for the year ended December 31, 2024

The financial soundness indicators are not measures of operating performance defined by the Philippine Financial Reporting Standards (PFRS) Accounting Standards and may not be comparable to similarly titled measures presented by other companies. The components of these financial soundness indicators have been traced to the Company's financial statements as at and for the years ended December 31, 2024 and 2023, and no material exceptions were noted.

The supplementary schedules are presented for purposes of complying with the Revised SRC Rule 68 and are not part of the basic financial statements. The supplementary 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 data required to be set forth therein in relation to the basic financial statements taken as a whole.

REYES TACANDONG & CO.

CHRISTINA A. JOSE

Partner

CPA Certificate No. 132334

Tax Identification No. 298-175-867-000

BOA Accreditation No. 4782/P-028; Valid until June 6, 2026

BIR Accreditation No. 08-005144-023-2024

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April 5, 2025

Makati City, Metro Manila

THE COUNTRY CLUB AT TAGAYTAY HIGHLANDS, INC.
SCHEDULE OF FINANCIAL SOUNDNESS INDICATORS
DECEMBER 31, 2024 and 2023

Ratio	Formula	2024	2023
Current Ratio	Total current assets	₱320,731,490	₱270,934,976
	Divided by: Total current liabilities	140,209,102	157,105,901
	Current Ratio	2.29	1.72
Acid Test Ratio	Total current assets	₱320,731,490	₱270,934,976
	Less: Inventories	(14,577,737)	(13,387,891)
	Other current assets	(85,273,909)	(60,596,130)
	Quick assets	220,879,844	196,950,955
	Divide by: Total current liabilities	140,209,102	157,105,901
	Acid Test Ratio	1.58	1.25
Solvency Ratio	Net income	₱55,006,252	₱52,370,461
	Add: Depreciation and amortization	61,060,899	63,699,575
	Net income before depreciation and amortization	116,067,151	116,070,036
	Divided by: Total liabilities	141,960,864	158,533,034
	Solvency Ratio	81.76%	73.22%
Debt-to-Equity Ratio	Total liabilities	₱141,960,864	₱158,533,034
	Divided by: Total equity	707,952,432	652,294,648
	Debt-to-Equity Ratio	0.20	0.24
Asset-to-Equity Ratio	Total assets	₱849,913,296	₱810,827,682
	Divided by: Total equity	707,952,432	652,294,648
	Asset-to-Equity Ratio	1.20	1.24
Return on Equity	Net income	₱55,006,252	₱52,370,461
	Divided by: Average total equity	680,123,540	628,703,840
	Return on Equity	8.09%	8.33%
Return on Assets	Net income	₱55,006,252	₱52,370,461
	Divided by: Average total assets	830,370,489	776,810,605
	Return on Assets	6.62%	6.74%
Net Profit Margin	Net income	₱55,006,252	₱52,370,461
	Divided by: Revenue	194,429,999	199,567,748
	Net Profit Margin	28.29%	26.24%

THE COUNTRY CLUB AT TAGAYTAY HIGHLANDS, INC.
SEC SUPPLEMENTARY SCHEDULES AS REQUIRED BY
PAR. 6 PART II OF REVISED SRC RULE 68
DECEMBER 31, 2024

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<i>Schedule</i>	<i>Description</i>	<i>Page</i>
A	Financial Assets	<u>N/A</u>
B	Amounts Receivable from Directors, Officers, Employees, Related Parties, and Principal Stockholders (Other than Related Parties)	<u>N/A</u>
C	Amounts Receivable from Related Parties which are Eliminated during the Consolidation of Financial Statements	<u>N/A</u>
D	Long-Term Debt	<u>N/A</u>
E	Indebtedness to Related Parties	<u>N/A</u>
F	Guarantees of Securities of Other Issuers	<u>N/A</u>
G	Proprietary Membership Certificates	<u>Attached</u>

Notes:

A - None to report. The Company has no financial assets measured at fair value through profit or loss.

B - None to report. All receivables arise from the ordinary course of business.

C - Not applicable. The Company does not prepare consolidated financial statements.

D - None to report. The Company has no long-term debt.

E - None to report. The Company has no long-term indebtedness to a related party.

F - None to report. The Company has no guarantees of securities of other issuers.

** No profit inures to the exclusive benefit of any of the Company's members and no dividend shall be declared in their favor, hence, a supplementary schedule of reconciliation of retained earnings available for dividend declaration as at December 31, 2024 is not applicable.*

THE COUNTRY CLUB AT TAGAYTAY HIGHLANDS, INC.
SCHEDULE G – PROPRIETARY MEMBERSHIP CERTIFICATES
DECEMBER 31, 2024

<i>Title of issue</i>	<i>Number of proprietary membership certificates authorized</i>	<i>Number of proprietary membership certificates issued and outstanding as shown under statement of financial position</i>	<i>Number of Proprietary membership certificates reserved for options, warrants, conversion and other rights</i>	<i>Number of proprietary membership certificates held by</i>		
				<i>Related parties</i>	<i>Directors, officers and employees</i>	<i>Others</i>
Proprietary Membership Certificates	5,000	5,000	–	2,321	6	2,673

THE COUNTRY CLUB AT TAGAYTAY HIGHLANDS, INC.

**SUPPLEMENTARY SCHEDULE OF EXTERNAL AUDIT FEE-RELATED INFORMATION
FOR THE REPORTING PERIOD ENDED DECEMBER 31, 2024**

	Current Year	Prior Year
Total Audit Fees	P320,000	P280,000