



SECURITIES AND EXCHANGE COMMISSION

THE SEC HEADQUARTERS 7907 Makati Avenue, Salcedo Village, Bel-Air, Makati City
1209 Trunk Line No:02-5322-7696 Email Us:www.sec.gov.ph/imessagemo@sec.gov.ph



The following document has been received:

Receiving: DONNA ENCARNADO

Receipt Date and Time: April 14, 2025 01:51:36 PM

Company Information

SEC Registration No.: A199918323

Company Name: THE SPA AND LODGE AT TAGAYTAY HIGHLANDS, INC.

Industry Classification: 55199

Company Type: Non-stock Corporation

Document Information

Document ID: OST10414202583168314

Document Type: ANNUAL_REPORT

Document Code: SEC_Form_17-A

Period Covered: December 31, 2024

Submission Type: Original Filing

Remarks: WITH FS

Acceptance of this document is subject to review of forms and contents

Fw: SEC eFast Initial Acceptance

From Ma. Clara T. Kramer <[REDACTED]>
Date Mon 4/14/2025 2:58 PM
To Lalaine Grace Lejarde <[REDACTED]>; Mary Anne Nadonza <[REDACTED]>
Cc Frederick D. Deocariza <[REDACTED]>

From: noreply-cifssost@sec.gov.ph <noreply-cifssost@sec.gov.ph>
Sent: Monday, April 14, 2025 1:51 PM
Subject: SEC eFast Initial Acceptance

Greetings!

SEC Registration No: A199918323
Company Name: THE SPA AND LODGE AT TAGAYTAY HIGHLANDS, INC.
Document Code: SEC_Form_17-A

This serves as temporary receipt of your submission.
Subject to verification of form and quality of files of the submitted report.
Another email will be sent as proof of review and acceptance.

Thank you.

REMINDER:

TO ALL FILERS OF REPORTS IN THE e-FAST

Please strictly follow the instruction stated in the form.

Filings not in accordance with the prescribed template for the following reports
will be automatically reverted by the system to the filer.

1. General Information Sheet (GIS-Stock)
2. General Information Sheet (GIS-Non-stock)
3. General Information Sheet (GIS- Foreign stock & non-stock)
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)

Per Section 18 of SEC Memorandum Circular No. 3 series of 2021, the reckoning date of receipt of reports is the date the report was initially submitted to the eFast, if the filed report is compliant with the existing requirements.

A report, which was reverted or rejected, is considered not filed or not received. A notification will be sent to the filer, stating the reason for the reports rejection in the remarks box.

SECURITIES AND EXCHANGE COMMISSION

SEC Headquarters, 7907 Makati Avenue,
Salcedo Village, Barangay Bel-Air, Makati City,
1209, Metro Manila, Philippines

CERTIFICATION

I, **FREDERICK D. DEOCARIZA**, Financial Controller, is a duly authorized representative of **THE SPA AND LODGE AT TAGAYTAY HIGHLANDS, INC. ("Club")**, with SEC registration number A199918323 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;

10 APR 2025

IN WITNESS WHEREOF, I have hereunto set my hand this _____.

FREDERICK D. DEOCARIZA
Financial Controller

SUBSCRIBED AND SWORN to before me this 10 APR 2025 in TAGAYTAY CITY City, affiant exhibiting to me his Driver's License No. _____ as competent evidence of identity.

Doc. No. 459 ;
Page No. 93 ;
Book No. 234 ;
Series of 2025.



ATTY. VALENTIN C. GUANO
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 1 9 9 9 - 1 8 3 2 3
S.E.C. Registration Number

T H E S P A A N D L O D G E 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)

Ma. Clara T. Kramer
Contact Person
Company Telephone Number

1 2 - 3 1
Month Day
Calendar Year
1 7 - A
FORM TYPE
0 5 - 2 5
Month Day
Annual Meeting

Secondary License Type, If Applicable

S E C
Dept. Requiring this Doc.
N / A
Amended Articles Number/Section

2 3 1
Total No. of Stockholders
Domestic Foreign
Total Amount of Borrowings

To be accomplished by SEC Personnel concerned

File Number

LCU

Document I.D.

Cashier

STAMPS

Remarks = pls. use black ink for scanning purposes

THE SPA AND LODGE AT TAGAYTAY HIGHLANDS, INC.
(A Nonprofit Corporation)
Supplementary Schedules Required
By the Securities and Exchange Commission
As at and for the Twelve months Ended December 31, 2024

TABLE OF CONTENTS

	<u>Page No.</u>
PART I	BUSINESS AND GENERAL INFORMATION
Item 1	Business 4
Item 2	Properties 6
Item 3	Legal Proceedings 6
Item 4	Submission of Matters to a Vote of Security Holders 6
PART II	OPERATIONAL AND FINANCIAL INFORMATION
Item 5	Market for Issuer's Common Equity and Related Stockholder Matters 8
Item 6	Management's Discussion and Analysis 9
Item 7	Financial Statements 15
Item 8	Changes in and Disagreement With Accountants on Accounting and Financial Disclosure 15
PART III	CONTROL AND COMPENSATION INFORMATION
Item 9	Directors and Executive Officers 16
Item 10	Executive Compensation 19
Item 11	Security Ownership of Management 20
Item 12	Certain Relationships and Related Transactions 21
PART IV	CORPORATE GOVERNANCE
Item 13	Corporate Governance 22
PART V	EXHIBITS AND SCHEDULES
Item 14	Exhibits and Reports on SEC Form 17-C 23
SIGNATURE	24
INDEX TO FINANCIAL STATEMENTS AND SUPPLEMENTARY SCHEDULES	26
INDEX TO EXHIBITS	26

**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 **31 December 2024**
2. SEC Identification Number: **A199918323** 3. BIR Tax Identification Number: **210-642-098-000**
4. Exact name of issuer as specified in its charter **THE SPA & LODGE AT TAGAYTAY HIGHLANDS, INC.**
5. **Cavite, 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**
Address of principal office **4120**
Postal Code
8. Registrant's telephone number, including area code: **[REDACTED]**
9. **NOT APPLICABLE**
Former name, former address, and former fiscal year, if changed since last report
10. Securities registered pursuant to Sections 8 and 12 of the Code or Sections 4 and 8 of the RSA (information on number of shares and amount of debt is applicable only to corporate registrants):

Title of Each Class

Number of Shares of Common Stock Outstanding
and Amount of Debt Outstanding

Proprietary Shares

434

11. Are any or all of Registrant's securities listed on a Stock Exchange?
[] Yes [X] No
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 [X] No
13. Aggregate market value of voting stock held by non-affiliates: **₱ 253,000,000.00**

**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.

NOT APPLICABLE

PART I - BUSINESS AND GENERAL INFORMATION

Item 1. Business

The Spa & Lodge at Tagaytay Highlands, Inc. (TSLTHI) was incorporated in 2001 as an exclusive lodge membership operating on a non-profit basis. Membership at TSLTHI is proprietary. This means that TSL members have full equity share in the ownership of the assets of TSLTHI, which include the land, the 25 one-bedroom suites, and the fixtures and equipment. Membership in TSLTHI cannot be assigned nor leased out. However, it may be transferred after the standard holding period requirement of two years from the date that TSL is declared fully operational.

Constructed using authentic North American cedar logs, TSL was designed to provide the feel and comfort of a traditional log cabin. Since it is located on one of the highest points of Tagaytay Highlands, it has a breathtaking view of Mount Makiling, Laguna Lake, Taal Volcano, and the Highlands Golf Course.

TSLTHI is situated in Tagaytay City which is about 60 kilometers south of Metro Manila.

TSLTHI Members enjoy the following upgraded benefits:

- 24 room nights per year of free accommodation, 12 of which are weekend or holiday nights and 12 weekday nights;
- Convertibility of unused weekday nights to weekend nights (subject to room availability) with only a minimal conversion fee;
- Privilege to use more room nights after the free 24 nights, subject to the corresponding room charge;
- "Junior Membership" eligibility;
- Accommodation of guest at the Lodge; and
- Special discounts on certain spa services and facilities.

The privileges and benefits of TSLTHI Membership are subject to the procedures, rules and regulations set forth by Management for this purpose.

TSLTHI revenue contributions are generated from room sales (46.21%), food, beverage & sundry revenue (30.99%), service fee/spa commission (13.42%), and other income (9.38%).

Bankruptcy, Receivership or Similar Proceedings

TSLTHI 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)

TSLTHI has not engaged in any material reclassification, merger, consolidation or purchase or sale of 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 TSLTHI membership certificates (MC) in the Philippines. As such, holders of shares of TSLTHI who wish to sell or dispose of their MC may not readily find a counter party for the transaction at the desired asking price. However, there is currently a few growing number of lodge membership clubs being established in various parts of the country. This may affect appreciation in the value of investment in TSLTHI.

Investments in leisure-oriented developments such as TSLTHI facilities are influenced by 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 this may result in anticipated appreciation in the prices of TSLTHI membership certificates.

Although there are other companies engaged in the same line of business, TSLTHI competes in terms of services and facilities. TSLTHI is highly competitive because of its timesharing lodge accommodation and the panoramic view of Taal Lake, Mt. Makiling, and Laguna de Bay. In 2013, TSLTHI gave a concession to Asmara, Incorporated to operate the spa. Asmara offers several body treatment massages such as Aromatherapy, Swedish, Shiatsu or Combination massage, complimented with essential oils such as Lavender, Ylang-ylang, and Almond Oil. In 2023, TSL entered into a concession agreement with Refreshers Food & Beverage, Inc. which operates a restaurant within the premises to provide services to the members and guests.

Sources and availability of raw materials

TSLTHI principal suppliers include Delos Reyes Trading, Colombo Merchant Philippines, Jumpinwash Laundry Services and East World Sales Philippines Incorporated. There are no existing major supply contracts entered into by the Company.

Transactions with and/or dependence on related parties

In the ordinary course of business, TSLTHI has transactions with affiliates mainly consisting of non-interest bearing advances for the acquisition/ transfer of property and equipment, supplies and reimbursement of certain expenses.

Government Regulations

TSLTHI has complied with licensing and regulatory requirements necessary for its development and operations.

Compliance with Environmental Laws

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

Employees

TSLTHI is run by a team of regular and casual employees as follows:

Regular Employees*	
Officer	3
Supervisor	1
Rank & File	6
Total	<u>10</u>

* Based on head count as of Dec 31, 2024.

All regular rank and file employees are subject to the Collective Bargaining Agreement.

Major Business Risks

TSLTHI has been sustaining its operational requirements through the collection of monthly dues from each member and the operation of lodge rooms. It 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 peso. Despite the current economic condition, however, TSL membership has not been adversely affected. There are no foreseeable negative effects on members' patronage in view of the present economic condition.

Item 2. Properties

TSLTHI is in Tagaytay Highlands, Complex, Barangay Calabuso, Tagaytay City 4120, Cavite. Its principal properties include the whole building structure with 25-lodge accommodations, 14-individual massage rooms and a salon. The building structure is situated on a one-hectare land about 60 kilometers south of Metro Manila. These properties are well maintained and go through regular repairs and maintenance programs throughout the year.

TSLTHI has complete ownership thereof and there is no other party who owns the property. In addition, the property is free from all liens, encumbrances and mortgages. There are no limitations as to the ownership brought about by the terms and conditions of any encumbrances.

Item 3. Legal Proceedings

As of 31 December 2024, there are no material pending legal proceedings to which TSLTHI 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, TSLTHI 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 Members, (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. Johnip G. Cua (independent)
2. Hans T. Sy
3. Jerry C. Tiu
4. Mary Eleanor A. Mendoza
5. Theresa T. Chan (independent)

All items were affirmatively voted upon (no negative votes and no abstentions) by 228 stockholders, representing 53.27% 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

TSLTHI has 434 membership certificates as at December 31, 2024, of which 204 or 47.00% are owned by Belle Corporation with the remaining being owned by other members. There are 231 holders of the Company's membership certificates.

The top 20 members are as follows:

Name of member	No. of membership certificates	%
Belle Corporation	204	47.00%
Fortune International Trading Corp.	2	0.46%
Hortaleza, Rosalinda A.	2	0.46%
Lahoz, Bernardo	2	0.46%
Lee, Howard	2	0.46%
Lim, Jose Antonio Ong	2	0.46%
Ocampo, Antonio V.	2	0.46%
Tangco, Paciano L.	2	0.46%
RDJ Development Corp.	2	0.46%
Jerry C. Tiu	2	0.46%
Zalamea, Antonio Ramon	2	0.46%
Bernardo Jr. R. and Natividad M.		
Others	210	48.40%
Total	434	100.00%

Market Value of Security

Below are the high and low bid prices for the past three (3) years based on GG&A Club shares records:

	HIGH	LOW
Quarter ended March 2022	850,000	750,000
Quarter ended June 2022	900,000	500,000
Quarter ended September 2022	500,000	500,000
Quarter ended December 2022	500,000	400,000
Quarter ended March 2023	400,000	400,000
Quarter ended June 2023	400,000	400,000
Quarter ended September 2023	400,000	400,000
Quarter ended December 2023	400,000	400,000
Quarter ended March 2024	400,000	400,000
Quarter ended June 2024	400,000	400,000
Quarter ended September 2024	400,000	400,000
Quarter ended December 2024	1,100,000	1,100,000

TSLTHI's securities are not traded in any of the stock exchanges.

Dividends

TSLTHI does not declare dividends to its members. In accordance with the TSLTHI's Articles of Incorporation and By-Laws, no profit shall inure to the exclusive benefit of any of its members, hence, no dividends shall be declared in their favor. Members shall be entitled only to a pro-rata share of the assets of the company at the time of the dissolution or liquidation of the company.

Recent Sales of Unregistered Securities

All TSLTHI'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

Results of Operations

December 2024 compared to December 2023

REVENUES

For the year ended December 31, 2024, TSLTHI generated total revenue of ₱11.72 million which is higher by ₱4.55 million or 63.45% from last year's revenue of ₱7.17 million. This is mainly attributed to an increase in food & beverage sales and higher room rate & occupancy during the period.

Room sales

Revenues from room sales increased by ₱2.97 million or 99.09%, from ₱3.00 million in 2023 to ₱5.98 million in 2024.

Food, beverage, and sundries

Revenues from food, beverage and sundries went up by ₱1.57 or 64.20%, from ₱2.44 million in 2023 to ₱4.01 million in 2024.

Spa services

Spa services commission increased by ₱0.01 million or 0.45%, from ₱1.727 million in 2023 to ₱1.734 million in 2024.

COST AND EXPENSES

TSLTHI's cost and expenses showed an increase of ₱3.34 million or 17.02% from ₱19.64 million for the year ended December 31, 2023 to ₱22.98 million for the year ended December 31, 2024, due to higher repairs & maintenance, landscaping & janitorial services and higher utility consumption and utility rates.

Cost of sales

Cost of sales went up to ₱1.53 million or 81.49% from ₱1.88 million in 2023 to ₱3.42 million in 2024. This includes food and beverage cost and sundry inventory cost.

Cost of services

Cost of services is higher by ₱0.51 million or 3.32% from ₱15.29 million in 2023 to ₱15.79 million in 2024, mainly due to higher repairs & maintenance costs, and landscaping & janitorial services incurred during the year.

General and administrative expenses

General and administrative expenses increased by ₱1.30 million or 52.65% from ₱2.47 million in 2023 to ₱3.77 million in 2024.

OTHER INCOME

Other income decreased by ₱0.85 million or 41.10% from ₱2.06 million in 2023 to ₱1.21 million in 2024. This includes interest income and transfer fees.

MEMBERS' SUPPORT

Members' support remains at ₱9.18 million for the years ended December 31, 2024 and December 31, 2023.

NET LOSS

TSLTHI posted a net loss of ₱0.88 million for the twelve-month period ended December 31, 2024 as compared to the net loss of ₱1.37 million for the twelve-month period ended December 31, 2023.

December 2023 compared to December 2022

REVENUES

For the year ended December 31, 2023, TSLTHI generated total revenue of ₱7.17 million which is higher by ₱3.28 million or 84.54% from last year's revenue of ₱3.88 million. This is mainly attributed to the reopening of The Great Room and higher rooms occupancy during the period.

Room sales

Revenues from room sales increased by ₱1.05 million or 53.68%, from ₱1.95 million in 2022 to ₱3.00 million in 2023.

Food, beverage, and sundries

Revenues from food, beverage and sundries went up by ₱1.97 or 527.17%, from ₱0.37 million in 2022 to ₱2.44 million in 2023 due to the reopening of The Great Room in April 2023.

Spa services

Spa services commission increased by ₱0.17 million or 10.92% million from ₱1.56 million in 2022 to ₱1.73 million in 2023.

COST AND EXPENSES

TSLTHI's cost and expenses showed an increase of ₱4.58 million or 30.4% from ₱15.06 million for the year ended December 31, 2022 to ₱19.64 million for the year ended December 31, 2023, due to costs incurred in the reopening of The Great Room, additional employees, and higher utility consumption and utility rates.

Cost of sales

Cost of sales went up to ₱1.88 million during the year due to the reopening of The Great Room in April 2023. This includes food and beverage cost and sundry inventory cost.

Cost of services

Cost of services is higher by ₱2.01 million or 15.10% from ₱13.28 million in 2022 to ₱15.29 million in 2023, mainly due to increase in electricity rates and consumption which can be attributed to higher rooms occupancy during the year.

General and administrative expenses

General and administrative expenses increased by ₱0.69 million or 38.74% from ₱1.78 million in 2022 to ₱2.47 million in 2023.

OTHER INCOME

Other income increased by ₱0.46 million or 27.26% from ₱1.69 million in 2022 to ₱2.06 million in 2023. This includes interest income and transfer fees.

MEMBERS' SUPPORT

Members' support remains at ₱9.18 million for the years ended December 31, 2023 and December 31, 2022.

NET LOSS

TSLTHI posted a net loss of ₱1.37 million for the twelve-month period ended December 31, 2023 as compared to the net loss of ₱0.35 million for the twelve-month period ended December 31, 2022.

Financial Condition and Changes in Financial Condition

December 31, 2024 compared to December 31, 2023

ASSETS

TSLTHI has total assets of ₱35.48 million as of December 31, 2024 compared to ₱34.46 million as of December 31, 2023. TSLTHI has current assets of ₱1.16 for each peso of current liabilities as of December 31, 2024 compared to ₱1.28 as of December 31, 2023.

Cash and cash equivalents

Cash and cash equivalents decreased by ₱1.40 million or 19.36% from ₱7.25 million as of December 31, 2023 to ₱5.84 million as of December 31, 2024. This was due to net cash provided by operating activities amounting to ₱4.29 million and offset by cash used in additions to property and equipment of ₱5.70 million during the year.

Trade and other receivables

Receivables increased by ₱1.45 million or 31.95% from ₱4.55 million as of December 31, 2023 to ₱6.01 million as of December 31, 2024 mainly due to higher related party receivables.

Inventories

Inventories were lower by ₱0.31 million or 58.12% from ₱0.54 million as of December 31, 2023 to ₱0.23 million as of December 31, 2024.

Other current assets

Other current assets increased by ₱0.59 million or 11.47% from ₱5.10 million as of December 31, 2023 to ₱5.69 million as of December 31, 2024.

Noncurrent Assets

Property and equipment of ₱17.31 million as of December 31, 2024 showed an increase of ₱0.53 million as compared to ₱16.77 million as of December 31, 2023 due to improvement in building, facilities, and equipment of ₱5.70 million. This was offset by the depreciation expense during the period amounting to ₱5.17 million.

LIABILITIES

Total liabilities increased by ₱1.81 million or 13.27% from ₱13.63 million as of December 31, 2023 to ₱15.43 million as of December 31, 2024. These were mainly due to the increase in third party payables.

MEMBERS' EQUITY

Members' equity showed a decrease of ₱0.79 million or 3.80% from ₱20.84 million as of December 31, 2023 to ₱20.05 million as of December 31, 2024 due to the net loss amounting to ₱0.88 million and remeasurement of other comprehensive income.

December 31, 2023 compared to December 31, 2022

ASSETS

TSLTHI has total assets of ₱34.46 million as of December 31, 2023 compared to ₱42.63 million as of December 31, 2022. TSLTHI has current assets of ₱1.28 for each peso of current liabilities as of December 31, 2023 compared to ₱1.15 as of December 31, 2022.

Cash and cash equivalents

Cash and cash equivalents decreased by ₱9.16 million or 55.82% from ₱16.41 million as of December 31, 2022 to ₱7.25 million as of December 31, 2023. This was due to net cash used in operating activities amounting to ₱5.85 million and cash used in additions to property and equipment of ₱3.31 million during the year.

Trade and other receivables

Receivables increased by ₱2.59 million or 131.92% from ₱1.96 million as of December 31, 2022 to ₱4.55 million as of December 31, 2023 due to higher related party receivables.

Inventories

Inventories were higher by ₱0.16 million or 40.80% from ₱0.38 million as of December 31, 2022 to ₱0.54 million as of December 31, 2023.

Other current assets

Other current assets increased by ₱0.83 million or 17.98% from ₱4.61 million as of December 31, 2022 to ₱5.44 million as of December 31, 2023 due to unamortized prepayments for the year.

Noncurrent assets

Property and equipment of ₱16.78 million as of December 31, 2023 showed a decrease of ₱2.20 million as compared to ₱18.97 million as of December 31, 2022 due to improvement in building, facilities, and equipment of ₱3.27 million. This was offset by the depreciation expense during the period amounting to ₱5.50 million.

LIABILITIES

Total liabilities decreased by ₱6.44 million or 31.58% from ₱20.40 million as of December 31, 2022 to ₱13.96 million as of December 31, 2023. These were mainly due to the decrease in related party payables.

MEMBERS' EQUITY

Members' equity showed a decrease of ₱1.38 million or 6.23% from ₱22.22 million as of December 31, 2022 to ₱20.84 million as of December 31, 2023 due to the net loss amounting to ₱1.37 million and remeasurement of other comprehensive income.

Annex 68-E
Schedule of Financial Soundness Indicators
The Spa and Lodge at Tagaytay Highlands, Inc.
As at December 31, 2024, 2023, and 2022

Performance Indicators	Formula for Calculation	Dec 31, 2024 (Audited)	Dec 31, 2023 (Audited)	Dec 31, 2022 (Audited)
Current ratio	Current assets over current liabilities	1.16 : 1.00	1.28 : 1.00	1.15 : 1.00
Acid-test ratio	Current assets less inventories less other current assets over current liabilities	0.77 : 1.00	0.87 : 1.00	0.90 : 1.00
Solvency ratio	Net income before depreciation over total liabilities	0.28 : 1.00	0.30 : 1.00	0.21 : 1.00
Debt-to-equity ratio	Total debt over total members' equity	0.77 : 1.00	0.65 : 1.00	0.92 : 1.00
Asset-to-equity ratio	Total assets over total members' equity	1.77 : 1.00	1.65 : 1.00	1.92 : 1.00
Interest rate coverage ratio	EBITDA over interest expense (loss)	n/a	n/a	n/a
Return on equity	Net income over total members' equity (loss)	(4.33%)	(6.37%)	(1.59%)
Return on assets	Net income over total assets (loss)	(2.53%)	(3.56%)	(0.98%)
Net profit margin	Net income over total revenue (deficiency)	(7.55%)	(19.13)	(9.13%)
EBITDA * per share	Excess of Revenue Over Expenses before Interest, Tax, Depreciation and Amortization over weighted average number of shares	₱9,887	₱9,821	₱9,787

* Excess of Revenue Over Expenses before Interest, Tax, Depreciation and Amortization (EBITDA)

During the year ended December 31, 2024, except for what has been stated above, 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 TSLTHI.
- ii. Events that will trigger direct or contingent financial obligation that is material to TSLTHI, including any default or acceleration of an obligation;
- iii. Material off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships of TSLTHI 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 TSLTHI'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 TSLTHI's continuing operations;
- vii. Seasonal aspects that had a material impact on TSLTHI's results of operations; and
- viii. Material changes in the financial statements of TSLTHI from the year ended December 31, 2024, except as reported in the MD&A.

Item 7. Financial Statements

The audited balance sheets as of December 31, 2024 and 2023, and the related statements of revenues and expenses and cash flows for each period ended 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

There have been no disagreements with any accountant or any matter of accounting principles or practices, financial statement disclosure or auditing scope of procedure.

Independent Public Accountants, External Audit Fees and Services

Reyes Tacandong & Co. ("RT&Co") is TSLTHI's external auditor for 2024. Representatives of RT&Co are expected to be present at the 2025 Annual Stockholders' Meeting to respond to appropriate questions and will be given the opportunity to make a statement if they so desire.

Over the past five (5) years, there was no event where previous external auditor or RT&Co. and TSLTHI had any disagreement with regards 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 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, TSLTHI engaged Christina A. Jose and Belinda B. Fernando of RT&Co. for the examination of financial statements of 2024 and 2023, respectively.

TSLTHI paid RT&Co ₱209,000.00 and ₱190,400.00 for external audit services for 2024 and 2023. For each of the last two (2) fiscal years, RT&Co. did not render services for tax accounting, planning, compliance, advice, or any other professional services for which it billed TSLTHI the corresponding professional fees.

The Audit Committee composed of Ms. Theresa T. Chan, as Chairperson, Mr. Johnip G. Cua, and Mr. Hans T. Sy 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 Executive Officers of the Company:

NAME	NATIONALITY	POSITION	AGE	TERM OF OFFICE
Johnip G. Cua	Filipino	Chairman / Independent Director	68	2021 to present
Hans T. Sy	Filipino	Director	69	1992 to present
Jerry C. Tiu	Filipino	President / Director	67	2001 to present
Mary Eleanor A. Mendoza	Filipino	Director	61	2001 to present
Theresa T. Chan	Filipino	Independent Director	56	2023 to Present
Anna Francesca C. Respicio	Filipino	Corporate Secretary	39	2021 to present
Manuel A. Gana	Filipino	Vice Chairman / Treasurer	67	2000 to present
Ma. Clara T. Kramer	Filipino	General Manager	63	2010 to present

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

Johnip G. Cua - Chairman

Mr. Johnip G. Cua, 68, Filipino, is currently the chairman of TSLTHI. He is also an Independent Director of Tagaytay Highlands International Golf Club, Inc. (THIGCI). He is the Chairman of the Board of Trustees of the P&Gers Fund, Inc. since 2009 and Xavier School, Inc. since 2012. He is also the Chairman and President of Taibrews Corporation since 2011. He is a Director of Interbake Marketing, Inc. since 1991, Teambake Marketing, Inc. since 1994, MacroAsia Corp. since 2006, Lartizan Corporation since 2007 and Zenori Corporation since 2018. He is an Independent Director of MacroAsia Properties Development Corp since 2013, MacroAsia Catering Services, Inc. and MacroAsia Airport Services Corporation since 2007, PhilPlans First, Inc. since 2009, Allied Botanical Corporation since 2012, PAL Holdings, Inc. and Philippine Airlines, Inc. since 2014, First Aviation Academy since 2017, LT Group, Inc. since 2018, Tanduy Distillers, Inc. and Asia Brewery, Inc. since 2018 and Lufthansa Technik Philippines Inc. since 2023. He is also a Trustee of Xavier School Educational & Trust Fund since 1996 and a Trustee and Treasurer of MGCC Foundation, Inc. since 2015. He served as an independent director of BDO Private Bank, Inc. until 2021, Eton Properties Philippines Inc. until 2022 and Century Pacific Food Inc. until 2023. He was also a former President and General Manager of Procter & Gamble Philippines, Inc. until 2016. Mr. Cua obtained his Bachelor of Science degree in Chemical Engineering from the University of the Philippines (Diliman) in 1978.

Hans T. Sy - Director

Mr. Sy, Filipino, 69, Filipino, is a director of TSLTHI. He is also a Director of Tagaytay Midlands Golf Club, Inc (TMGCI) and the Chairman of THIGCI. Currently, he is the Chairman of the Executive Committee of SM Prime Holdings, Inc. and has been a Director since 1994. He previously held the position of President until September 2016. He has held key positions in businesses related to banking, real estate development, mall operations, as well as leisure and entertainment. In the SM Group, his other current positions include Adviser to the Board of SM Investments

Corporation, Chairman of China Banking Corporation, and Chairman of National University.

Mr. Sy holds a Bachelor of Science degree in Mechanical Engineering from De La Salle University.

Jerry C. Tiu - President & Director

Mr. Tiu, 67, Filipino, is the President and Director of TSLTHI since 2001. He is also an Independent Director of Premium Leisure Corp., and APC Group, Inc. He is the President and Director as well of TCCATHI, THIGCI, TMGCI, and Tagaytay Highlands Community Condominium Association, Inc., Tagaytay Midlands Community Homeowners' Association, Inc. and Greenlands Community Homeowners' Association Inc. Moreover, he is the Vice President and a Board of Trustee of The Highlands Prime Community Condominium Owner's Association, Inc. The HPI's Horizon Community Condominium Owner's Association, Inc. and The Hillside at Tagaytay Highlands Community Homeowner's Association, Inc. from 2014 to present. He holds a Bachelor of Science degree in Commerce (Major in Marketing) from the University of British Columbia.

Mary Eleanor A. Mendoza - Director

Ms. Mendoza, 61, Filipino, is a Senior Vice President for SM Prime Holdings, Inc. acting as the Business Unit Head of the Tagaytay Highlands Real Estate group. Prior to this, Ms. Mendoza served as Vice President of Business Development of Leisure and Resorts at Eton Properties, Philippines, Inc. She was also Vice President at Filinvest Land, Inc. Ms. Mendoza holds a Bachelor of Science degree in Business Administration and Management from the University of the Philippines, and a Masters' degree in Business Management from the Asian Institute of Management.

Theresa T. Chan – Independent Director

Ms. Chan, 56, Filipino, is presently the Vice President, Treasurer and Corporate Secretary of Grand Lether Marketing, Inc., and a director of Steelbuilt Construction, Inc. She completed her BS Accountancy degree in 1989 at the University of Pangasinan.

Officers

Manuel A. Gana - Vice-President and Treasurer

Mr. Gana, 67, Filipino, is the Vice President and Treasurer of the Club. He is a Director, and the Vice President and Treasurer of the THIGCI. 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.

Anna Francesca C. Respicio - Corporate Secretary

Atty. Respicio, 39, Filipino, is the Corporate Secretary of the Club. She is also the Corporate Secretary for THIGCI, TMGCI and TCCATHI. 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 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.

Maria Clara T. Kramer - General Manager

Ms. Kramer, 63, Filipino, is the General Manager of TSLTHI. She is also the concurrent General Manager of TMGCI, THIGCI, and TCCATHI. She serves as the Business Unit Head and Senior Vice-President of Tagaytay Highlands Estate (Belle Corporation). 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 hotel industry back in December of 1983 when she joined the sales department of Manila Hotel as Sales Executive. In July 1990, she was hired by L'Fisher Hitel 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.

Significant Employee

TSLTHI has no significant employees as of December 31, 2024.

Family Relationships

None of the directors or officers of TSLTHI are related to each other up to the fourth civil degree either by consanguinity or affinity.

Involvement in Certain Legal Proceedings

TSLTHI is not aware of any of the following events wherein any of its directors, executive officers, underwriter, or control person 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 President who is receiving only professional service fees, the Directors and Executive Officers do not receive any compensation from TSLTHI.

Annual Compensation

	Year	Salary	Bonus	Other Annual Compensation
Jerry C. Tiu	2022			180,556
	2023			180,556
	2024			180,556

Item 11. Security Ownership of Certain Beneficial Owners and Management

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 Spa & Lodge 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 membership certificate	Belle Corporation* 5/F Tower A Two Ecom Centre Palm Coast Avenue Mall of Asia Complex Pasay City	204 membership certificates	47.00%

*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. Jacinto C. Ng, Jr., Mr. Gregory L. Domingo, Ms. Maria Gracia P. Tan, Mr. Paquito N. Ochoa, Jr., and Mr. Laurito E. Serrano.

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

	STOCKHOLDERS	TYPE / CLASS	NUMBER OF STOCKS
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 Investment Corp.	Common	525,073,578
6	Social Security System	Common	442,402,786
7	Jacinto C. Ng Jr.	Common	135,860,666
8	Eastern Securities Dev. Corp.	Common	111,730,866
9	Premium Leisure Corp. (former Sinophil Corp)	Common	99,987,719
10	Jacinto L. Ng 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 Ng Jr. &/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

Security Ownership of Management

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

TITLE OF CLASS	NAME OF BENEFICIAL OWNER	CITIZENSHIP	AMOUNT AND NATURE OF OWNERSHIP	PERCENT OF CLASS
Proprietary Share	Hans T. Sy [REDACTED]	Filipino	1 membership certificate Beneficial	0.23%
Proprietary Share	Jerry C. Tiu [REDACTED]	Filipino	2 membership certificates Beneficial	0.46%
Proprietary Share	Mary Eleanor A. Mendoza [REDACTED]	Filipino	1 membership certificate Beneficial	0.23%
Proprietary Share	Theresa T. Chan [REDACTED]	Filipino	1 membership certificate Beneficial	0.23%
Proprietary Share	Johnip G. Cua [REDACTED]	Filipino	1 membership certificate Beneficial	0.23%
Proprietary Share	Manuel A. Gana [REDACTED]	Filipino	1 membership certificate Beneficial	0.23%
Aggregate Security Ownership of Directors and Officers			6 membership certificates	1.61%

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 TSLTHI voting securities.

Changes in Control

TSLTHI is not aware of any arrangement that may result in a change in control of the Company.

Item 12. Certain Relationships and Related Transactions

TSLTHI is not a party to any transaction in which any director or officer, or any security holder, or any member of the immediate family of the foregoing, had or is to have a direct or indirect material interest.

In the ordinary course of business, TSLTHI has transactions with affiliates which consist mainly of non-interest bearing advances for the acquisition/transfer of property and equipment, acquisition of the affiliate's proprietary shares and reimbursement of certain expenses.

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

Exhibit "D"	Financial Statements (meeting the requirements of RSA Rule 48-1)
Exhibit "E"	Schedule of Indebtedness to Affiliates and Related Parties
Exhibit "F"	Schedule of Property and Equipment
Exhibit "F"	Schedule of Accumulated Depreciation
Exhibit "K"	Proprietary Certificates


(b) Reports on SEC Form 17-C

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

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, duly authorized, in the City of TAGAYTAY CITY on 10 APR 2025 .

By:



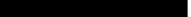

JERRY C. TIU
Director / President


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. 	January 22, 2030	DFA NCR EAST
MARIA CLARA T. KRAMER	PASSPORT NO. 	February 17, 2029	DFA NCR SOUTH
FREDERICK D. DEOCARIZA	DRIVER'S LICENSE 	November 23, 2031	

Doc. No. 466;
Page No. 95;
Book No. 204;
Series of 2025.




ATTY. VALENTIN C. GUANO
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.

08 APR 2025

By:



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. [REDACTED] issued on 15 December 2021 at DFA Manila and TIN [REDACTED] 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. 452 ;
Page No. 92 ;
Book No. 1 ;
Series of 2025.

THE SPA AND LODGE AT TAGAYTAY HIGHLANDS, INC.
(A Nonprofit Corporation)

INDEX TO THE FINANCIAL STATEMENTS AND SUPPLEMENTARY SCHEDULES

FORM 17-A, Item 7

	<u>Page No.</u>
Financial Statements	
Statement of Management's Responsibility for Financial Statements	
Report of Independent Public Accountants	
Statement of Financial Position as at December 31, 2024 and 2023	
Statements of Comprehensive Income	
For the years ended December 31, 2024 and 2023	
Statements of Changes in Members' Equity	
For the years ended December 31, 2024 and 2023	
Statements of Cash Flows	
For the years ended December 31, 2024 and 2023	
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 (Long-term Loans from Related Companies)	NA
F. Guarantees of Securities of Other Issuers	NA
G. Membership Certificates	Attached

**THE SPA AND LODGE AT TAGAYTAY HIGHLANDS, INC.
SUPPLEMENTARY SCHEDULES REQUIRED BY ANNEX 68-J
DECEMBER 31, 2024**

Schedule A. Financial Assets

Name of Issuing Entity and Association of Each Issue	Amount Shown in the Statement of Financial Position	Income Received and Accrued
Not Applicable: The Company's "Financial Assets" aggregate market value of Fair Value through Profit & Loss (FVPL) does not constitute five percent (5%) of total current assets as at December 31, 2024.		

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

As at December 31, 2023

Name and Designation	Balance as at January 1, 2024	Additions	Deductions		Current	Non-Current	Balance as at December 31, 2024
			Amount Collected	Amount Written Off			
Advances to Officers and Employees							

Not Applicable: The Company has no amounts receivable outside the ordinary course of business from directors, officers, employees, and principal stockholders as at December 31, 2024.

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	Non-Current	Balance as at December 31, 2024
			Amount Collected	Amount Written Off			
Not Applicable: The Company does not prepare consolidated financial statements as at December 31, 2024.							

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
--	---	--	---

Not Applicable: The Company has no long-term debt as at December 31, 2024.

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

Name	Balance, January 1, 2024	Balance, December 31, 2024
------	-----------------------------	-------------------------------

Not Applicable: The Company has no long-term indebtedness to a related party as at
December 31, 2024.

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
--	--	--	---	------------------------

Not Applicable: The Company has no guarantees of securities of other issuers as at
December 31, 2024.

Schedule G – Membership Certificates
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	434	434	–	204	7	223

Your BIR AFS eSubmission uploads were received

From eafs@bir.gov.ph <eafs@bir.gov.ph>
Date Mon 4/14/2025 1:14 PM
To THESPA.BILLING@GMAIL.COM <[REDACTED]>
Cc Mary Anne Nadonza <[REDACTED]>

Hi THE SPA AND LODGE AT TAGAYTAY HIGHLANDS, INC.,

Valid files

- EAFS210642098RPTY122024.pdf
- EAFS210642098ITRTY122024.pdf
- EAFS210642098AFSTY122024.pdf
- EAFS210642098TCRTY122024-01.pdf

Invalid file

- <None>

Transaction Code: **AFS-0-6J679K8F0A8GD9DG5PRM3PX2W0N3QWX4M1**
Submission Date/Time: **Apr 14, 2025 01:13 PM**
Company TIN: **210-642-098**

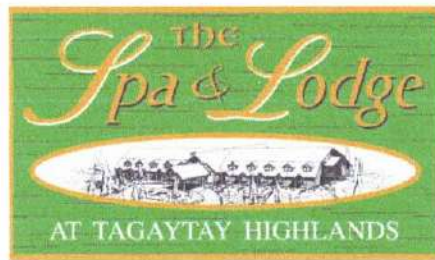
Please be reminded that you accepted the terms and conditions for the use of this portal and expressly agree, warrant and certify that:

- 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.

For Encrypted Emails click [here](#) for instructions ===== DISCLAIMER ===== This email and its attachments may be confidential and are intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient of this email and its attachments, you must take no action based upon them, nor must you disseminate, distribute or copy this e-mail. Please contact the sender immediately if you believe you have received this email in error. E-mail transmission cannot be guaranteed to be secure or error-free. The recipient should check this email and any attachments for the presence of viruses. The Bureau of Internal Revenue does not accept liability for any errors or omissions in the contents of this message which arise as a result of e-mail transmission. For Encrypted Emails click [here](#) for instructions

===== DISCLAIMER ===== This email and its attachments may be confidential and are intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient of this email and its attachments, you must take no action based upon them, nor must you disseminate, distribute or copy this e-mail. Please contact the sender immediately if you believe you have received this email in error. E-mail transmission cannot be guaranteed to be secure or error-free. The recipient should check this email and any attachments for the presence of viruses. The Bureau of Internal Revenue does not accept liability for any errors or omissions in the contents of this message which arise as a result of e-mail transmission.



STATEMENT OF MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL STATEMENTS


The management of **The Spa and Lodge in 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.




Johnip G. Cua
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 10 APR 2025, 2025.

SUBSCRIBED AND SWORN to before me this ____ day of 10 APR 2025, 2025 affiants exhibiting to me their competent evidence of identity, as follows

NAME	Competent Evidence of Identity	Expiry Date	Place of Issue
JOHNIP G. CUA	PASSPORT# [REDACTED] TIN# [REDACTED]	July 26, 2029	DFA NCR EAST
JERRY C. TIU	PASSPORT# [REDACTED] TIN# [REDACTED]	January 22, 2030	DFA NCR EAST
MARIA CLARA T. KRAMER	PASSPORT# [REDACTED] TIN# [REDACTED]	February 17, 2029	DFA NCR SOUTH
FREDERICK D. DEOCARIZA	DRIVERS LICENSE# [REDACTED] TIN# [REDACTED]	November 23, 2031	

Doc. No. 465;
Page No. 94;
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



COVER SHEET

for AUDITED FINANCIAL STATEMENTS

SEC Registration Number

A 1 9 9 9 1 8 3 2 3

COMPANY NAMETHE SPA AND LODGE AT TAGAYTAY HIGHLANDS
, INC.

PRINCIPAL OFFICE (No./Street/Barangay/City/Town/Province)Tagaytay Highlands Complex, Barangay Calabuso,
Tagaytay City 4120 Cavite

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/s

Mobile Number

No. of Stockholders

231

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/s

-

Mobile Number

CONTACT PERSON'S ADDRESS

Tagaytay Highlands Complex, Barangay Calabuso, Tagaytay City 4120 Cavite

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.

NOTE 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 Spa and Lodge at Tagaytay Highlands, Inc.
Tagaytay Highlands Complex
Barangay Calabuso, Tagaytay City 4120 Cavite

Opinion

We have audited the financial statements of The Spa and Lodge 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. 

Tax Identification No. 

BOA Accreditation No. ; Valid until June 6, 2026

BIR Accreditation No. 

Valid until March 26, 2027

PTR No. 

Issued January 2, 2025, Makati City

April 5, 2025

Makati City, Metro Manila

THE SPA AND LODGE AT TAGAYTAY HIGHLANDS, INC.

STATEMENTS OF FINANCIAL POSITION

		December 31	
	Note	2024	2023
ASSETS			
Current Assets			
Cash and cash equivalents	4	₱5,844,772	₱7,247,706
Trade and other receivables	5	6,006,951	4,552,281
Inventories	6	226,243	540,230
Other current assets	7	5,687,323	5,102,286
Total Current Assets		17,765,289	17,442,503
Noncurrent Assets			
Property and equipment	8	17,309,263	16,777,208
Net retirement asset	16	405,644	243,935
Total Noncurrent Assets		17,714,907	17,021,143
		₱35,480,196	₱34,463,646
LIABILITIES AND EQUITY			
Current Liabilities			
Trade and other payables	9	₱15,353,264	₱13,577,622
Noncurrent Liabilities			
Deferred tax liabilities	18	81,129	48,787
Total Liabilities		15,434,393	13,626,409
Equity			
Proprietary membership certificates	11	124,974,678	124,974,678
Deficit		(104,433,397)	(103,548,409)
Cumulative remeasurement loss on net retirement asset - net of deferred tax	16	(495,478)	(589,032)
Total Equity		20,045,803	20,837,237
		₱35,480,196	₱34,463,646

See accompanying Notes to Financial Statements.

THE SPA AND LODGE AT TAGAYTAY HIGHLANDS, INC.
STATEMENTS OF COMPREHENSIVE INCOME

		Years Ended December 31		
	Note	2024	2023	2022
REVENUES				
Room sales		₱5,975,362	₱3,001,412	₱1,953,060
Food, beverage and sundries		4,006,925	2,440,226	374,517
Spa services		1,734,920	1,727,098	1,557,128
		11,717,207	7,168,736	3,884,705
COSTS AND EXPENSES				
Cost of sales	13	3,418,386	1,883,516	–
Cost of services	13	15,794,979	15,287,551	13,282,420
General and administrative expenses	14	3,770,582	2,470,081	1,780,337
		22,983,947	19,641,148	15,062,757
OTHER INCOME				
Interest income	4	6,487	11,701	5,016
Other income	15	1,206,618	2,047,939	1,681,130
		1,213,105	2,059,640	1,686,146
DEFICIENCY OF REVENUES OVER COSTS AND EXPENSES BEFORE MEMBERS' SUPPORT				
		(10,053,635)	(10,412,772)	(9,491,906)
MEMBERS' SUPPORT				
Membership dues		9,177,600	9,177,600	9,177,600
DEFICIENCY OF REVENUES AND MEMBERS' SUPPORT OVER COSTS AND EXPENSES				
		(876,035)	(1,235,172)	(314,306)
PROVISION FOR DEFERRED INCOME TAX	18	8,953	136,301	40,554
NET LOSS		(884,988)	(1,371,473)	(354,860)
OTHER COMPREHENSIVE INCOME (LOSS)				
<i>Item not to be reclassified to profit or loss -</i>				
Remeasurement gain (loss) on net retirement asset - net of deferred tax	16	93,554	(12,593)	140,473
TOTAL COMPREHENSIVE LOSS		(₱791,434)	(₱1,384,066)	(₱214,387)
BASIC AND DILUTED LOSS PER PROPRIETARY MEMBERSHIP CERTIFICATE				
	12	(₱2,039)	(₱3,160)	(₱818)

See accompanying Notes to Financial Statements.

THE SPA AND LODGE AT TAGAYTAY HIGHLANDS, INC.
STATEMENTS OF CHANGES IN EQUITY

		Years Ended December 31		
	Note	2024	2023	2022
PROPRIETARY MEMBERSHIP CERTIFICATES	11	₱124,974,678	₱124,974,678	₱124,974,678
DEFICIT				
Balance at beginning of year		(103,548,409)	(102,176,936)	(101,822,076)
Net loss		(884,988)	(1,371,473)	(354,860)
Balance at end of year		(104,433,397)	(103,548,409)	(102,176,936)
CUMULATIVE REMEASUREMENT LOSS ON NET RETIREMENT ASSET				
- Net of Deferred Tax	16			
Balance at beginning of year		(589,032)	(576,439)	(716,912)
Remeasurement gain (loss)		93,554	(12,593)	140,473
Balance at end of year		(495,478)	(589,032)	(576,439)
		₱20,045,803	₱20,837,237	₱22,221,303

See accompanying Notes to Financial Statements.

THE SPA AND LODGE AT TAGAYTAY HIGHLANDS, INC.

STATEMENTS OF CASH FLOWS

		Years Ended December 31		
	Note	2024	2023	2022
CASH FLOWS FROM OPERATING ACTIVITIES				
Deficiency of revenues and members' support over costs and expenses		(P876,035)	(P1,235,172)	(P314,306)
Adjustments for:				
Depreciation	8	5,167,246	5,497,773	4,561,957
Retirement expense	16	132,738	86,790	129,558
Interest income	4	(6,487)	(11,701)	(5,016)
Operating income before working capital changes		4,417,462	4,337,690	4,372,193
Decrease (increase) in:				
Trade and other receivables		(1,454,161)	(2,589,841)	862,133
Other current assets		(335,331)	(257,147)	(1,568,864)
Inventories		313,987	(156,556)	(119,729)
Increase (decrease) in trade and other payables		1,775,642	(6,766,706)	12,652,019
Net cash generated from (used for) operations		4,717,599	(5,432,560)	16,197,752
Income tax paid		(249,706)	(237,209)	(175,577)
Contributions to retirement plan	16	(111,916)	(191,856)	(191,856)
Benefits paid	16	(65,588)	-	-
Interest received		5,978	12,141	4,756
Net cash provided by (used in) operating activities		4,296,367	(5,849,484)	15,835,075
CASH FLOW FROM AN INVESTING ACTIVITY				
Acquisitions of property and equipment	8	(5,699,301)	(3,309,555)	(3,762,514)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS		(1,402,934)	(9,159,039)	12,072,561
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR		7,247,706	16,406,745	4,334,184
CASH AND CASH EQUIVALENTS AT END OF YEAR	4	P5,844,772	P7,247,706	P16,406,745
COMPONENTS OF CASH AND CASH EQUIVALENTS				
	4			
Cash on hand		P637,144	P508,846	P120,000
Cash in banks		4,634,906	6,170,432	15,724,868
Cash equivalents		572,722	568,428	561,877
		P5,844,772	P7,247,706	P16,406,745

See accompanying Notes to Financial Statements.

THE SPA AND LODGE 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 Spa and Lodge at Tagaytay Highlands, Inc. (the Company) was incorporated and registered with the Philippine Securities and Exchange Commission (SEC) on December 2, 1999. The Company was established to acquire, own, maintain and operate vacation houses, suites or rooms in condominium form or otherwise, for use of its members and to promote other activities among its members on a nonprofit basis.

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

On November 26, 2001, the SEC granted the Company a permit to offer its proprietary membership certificates to the public (see Note 11). Belle Corporation (Belle), a publicly-listed company in the Philippines, owns 47.00% and 46.77% 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 issued by the Philippine Financial and Sustainability Reporting Standards Council and adopted by the SEC. This financial reporting framework includes PFRS Accounting Standards, Philippine Accounting Standards (PAS), Philippine Interpretations from International Financial Reporting Interpretations Committee (IFRIC) and SEC pronouncements.

Based on the quantitative criteria set by the SEC, the Company qualifies as a small entity (SE). However, the Company as an issuer of proprietary membership certificates to the public is considered a publicly-accountable entity and is therefore required to prepare its financial statements in accordance with PFRS Accounting Standards.

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 (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 is included in Note 19 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 amendments to PFRS Accounting Standards effective 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 new and 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 price 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 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 any allowance for impairment. 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 or impaired or through the 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, and trade and other receivables (excluding advances to employees).

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 through the amortization process.

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

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 from members, 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, trade receivables from credit card and nontrade receivables, 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 has expired. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as 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 necessary to make the sale. 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 consists of creditable withholding taxes (CWT), deferred input value-added tax (VAT), prepayments, advances to suppliers and input VAT.

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 pertains to VAT on the unpaid portion of availed services. Deferred input VAT that is expected to be realized within 12 months after the financial reporting period are classified as current assets. Otherwise, these are classified as noncurrent assets.

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.

Advances to Suppliers. Advances to suppliers 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, which is normally within 12 months or within the normal operating cycle.

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 the taxation authority is presented as "Input VAT" under "Other current assets" account in the statements of financial position.

Property and Equipment

Property and equipment, except land, is stated at cost less accumulated depreciation and any impairment in value. Land is stated at cost, including transaction costs less any 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 a 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
Office furniture and equipment	2 to 10

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.

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

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's 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 pre-tax 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

Proprietary membership certificates are measured at stated value for all proprietary membership certificates issued. Incremental costs directly attributable to the issuance of new proprietary membership certificates are recognized as a deduction from proceeds, net of any tax effects.

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 Loss per Proprietary Membership Certificate

The Company computes its basic loss per proprietary membership certificate by dividing net loss 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 loss 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:

Room Sales. Revenue is recognized at point in time when the room facilities are used and the related services are rendered.

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.

Spa Services. Revenue is recognized at a point in time when services have been rendered.

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 transfer and assignment of member shares.

Other Income. This includes extra room charges and other income. 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) 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.

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 benefits 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 Judgment, 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 the 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.

Judgment

In the process of applying the Company's accounting policies, management has made the following judgment, 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.

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 members 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 trade receivables from credit card and nontrade receivables, the Company considers the financial capacity of the counterparties to pay the obligations to the Company as they fall due.

The Company did not recognize provision for ECL in 2024, 2023 and 2022. 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 are disclosed in Notes 4 and 5 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 fair value 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 are disclosed in Notes 7 and 8 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 16 to the financial statements.

Retirement expense recognized in profit or loss in 2024, 2023 and 2022 and the net retirement asset as at December 31, 2024 and 2023 are disclosed in Note 16 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 asset to be utilized.

The Company's unrecognized deferred tax assets as at December 31, 2024 and 2023 are disclosed in Note 18 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	P637,144	P508,846
Cash in banks	4,634,906	6,170,432
Cash equivalents	572,722	568,428
	P5,844,772	P7,247,706

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 ₱6,487, ₱11,701 and ₱5,016 in 2024, 2023 and 2022, respectively. Interest receivable, included in "Nontrade" under "Trade and other receivables" account amounted to ₱673 and ₱164, as at December 31, 2024 and 2023, respectively.

5. Trade and Other Receivables

	Note	2024	2023
Trade:			
Members		₱1,750,803	₱1,569,658
Credit card		833,005	409,900
Nontrade:			
Related parties	10	2,269,788	1,990,457
Third parties		1,716,071	1,285,686
Advances to employees		184,048	43,344
		6,753,715	5,299,045
Less allowance for ECL		746,764	746,764
		₱6,006,951	₱4,552,281

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.

Trade receivables from credit card pertain to receivable from local banks arising from the use of the members' credit card in payment of their applicable dues. These are noninterest-bearing and are normally collected within the following month.

Nontrade receivables arise from transactions other than the Company's normal operations. These are collectible within the next reporting period. Receivables from related parties pertain to billings by the Company to the related parties for the services it rendered to the related parties' members. These receivables are noninterest-bearing and are due and demandable.

Advances to employees are normally liquidated within one month from availment date.

No provision for ECL was recognized in 2024, 2023 and 2022.

6. Inventories

Inventories carried at cost amounting to ₱0.2 million and ₱0.5 million as at December 31, 2024 and 2023, respectively, are lower than its NRV.

Cost of inventories charged to operations are as follows:

	Note	2024	2023	2022
Cost of sales	13	₱3,418,386	₱1,883,516	₱—
Cost of services	13	701,259	852,968	1,039,757
		₱4,119,645	₱2,736,484	₱1,039,757

7. Other Current Assets

This account consists of:

	2024	2023
CWT	₱2,926,877	₱2,677,171
Deferred input VAT	1,317,305	1,611,305
Prepayments	1,122,088	270,583
Advances to suppliers	252,723	63,004
Input VAT	68,330	480,223
	₱5,687,323	₱5,102,286

8. Property and Equipment

The balances and movements in this account are as follows:

	Note	Land	Building and Improvements	Office Furniture and Equipment	Total
Cost					
Balances at beginning of year		₱5,870,000	₱123,763,229	₱46,670,921	₱176,304,150
Additions		—	4,500,892	1,198,409	5,699,301
Balances at end of year		5,870,000	128,264,121	47,869,330	182,003,451
Accumulated Depreciation					
Balances at beginning of year		—	117,161,621	42,365,321	159,526,942
Depreciation	13	—	2,695,879	2,471,367	5,167,246
Balances at end of year		—	119,857,500	44,836,688	164,694,188
Carrying Amount		₱5,870,000	₱8,406,621	₱3,032,642	₱17,309,263

	Note	Land	Building and Improvements	Office Furniture and Equipment	Total
Cost					
Balances at beginning of year		₱5,870,000	₱123,289,373	₱43,835,222	₱172,994,595
Additions		—	473,856	2,835,699	3,309,555
Balances at end of year		5,870,000	123,763,229	46,670,921	176,304,150
Accumulated Depreciation					
Balances at beginning of year	—	—	114,377,476	39,651,693	154,029,169
Depreciation	13	—	2,784,145	2,713,628	5,497,773
Balances at end of year		—	117,161,621	42,365,321	159,526,942
Carrying Amount		₱5,870,000	₱6,601,608	₱4,305,600	₱16,777,208

The cost of fully depreciated property and equipment still being used by the Company amounted to ₱147.5 million and ₱138.4 million as at December 31, 2024 and 2023, respectively.

9. Trade and Other Payables

This account consists of:

	Note	2024	2023
Trade:			
Third parties		₱3,263,553	₱4,630,005
Related parties	10	1,786,530	2,785,166
Payable to concessionaires	17	4,474,195	2,521,717
Accrued expenses		2,851,850	1,061,991
Membership dues collected in advance		2,145,456	2,428,834
Retention payable		503,320	–
Statutory payables		190,551	138,229
Others		137,809	11,680
		₱15,353,264	₱13,577,622

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

Payable to related parties consist of reimbursements for certain operating expenses of the Company. These payables are due and demandable.

Payable to concessionaires pertains to food and beverage sales and spa services collected by the Company for third parties. These are normally settled within a year upon receipt of the invoices.

Accrued expenses pertain to accruals for contracted services, professional fees and utilities which are generally settled 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.

Retention payable pertains to amount withheld from contractors of the Company expected to be paid the following month.

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

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

10. Related Party Transactions

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

Related Parties	Transactions	Amount of Transactions			Outstanding Balances	
		2024	2023	2022	2024	2023
Shareholder						
<i>Nontrade receivables (see Note 5)</i>	Reimbursement of expenses	P–	P–	P–	P–	P172,879
<i>Trade and other payables (see Note 9)</i>	Reimbursement of expenses	P3,365,618	P3,548,529	P2,820,160	P305,052	P–
Related Parties with Common Shareholder						
	Room sales, spa services, food, beverage and sundries, and reimbursement of expenses					
<i>Nontrade receivables (see Note 5)</i>		P19,266,216	P15,698,751	P11,538,128	P2,269,788	P1,817,578
	Club services and reimbursement of expenses	P1,533,597	P1,671,993	P1,286,596		
<i>Trade and other payables (see Note 9)</i>	Management fee	193,784	120,827	75,626	P1,481,478	P2,785,166
Plan Assets						
<i>Retirement plan assets (see Note 16)</i>	Contributions	P111,916	P191,856	P191,856	P1,629,513	P1,388,715

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

The Company has an agreement with another Tagaytay Highlands Club appointing the latter to organize, manage and operate the Company effective September 1, 2008. The contract shall be effective for a period of one year subject to renewal upon agreement by both parties.

The Company's transactions include rendering of services to members and reimbursement of operating expenses of other Tagaytay Highlands Clubs.

Transactions with Retirement Benefit Plan

The Company has 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 interest-bearing contributions during the year.

Compensation of Key Management Personnel

There is no compensation of key management personnel in 2024, 2023 and 2022. The administration of the Company is handled by another Tagaytay Highlands Club under a Memorandum of Agreement.

11. 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 Membership Certificates	Number of Certificates Issued	Issue/Offer Price
November 26, 2001	434	434	₱750,000

The proprietary membership certificates amounted to ₱125.0 million as at December 31, 2024 and 2023.

The Company is organized as a non-stock entity, and on a nonprofit basis, for the sole and exclusive benefit of its members. The Company has 434 members classified into (a) five Voting Members and (b) 429 Non-Voting Members. Each type of member is issued a Proprietary Membership Certificate which is transferable in accordance with the provision of the Articles of Incorporation (AOI) and the By-Laws of the Company. Unless otherwise indicated in the face of the Proprietary Membership Certificate, the certificates are classified as Non-Voting Members.

Voting Members are the incorporators of the Company who are designees/nominees of the developer, Belle. In order to ensure compliance with the overall concept of the Tagaytay Highlands Complex (the "Complex") of which the Company is a part of, as well as to ensure uniformity in policy among the various components of said Complex, Voting Members have the exclusive right to vote and be voted for as Directors of the Company and have the exclusive right to attend all general or special members' meetings. Aside from the other rights and privileges of other members, they have the right to the corresponding equity participation in the properties and assets of the Company upon its dissolution. Voting Members may assign or transfer their membership only to designees/nominees of Belle unless waived by the latter in writing.

Non-Voting Membership is available to natural and juridical persons who are shareholders and/or members of other Tagaytay Highlands Clubs and any other club development of Belle as may be determined by the Company's BOD, upon purchase of Proprietary Membership Certificates of the Company and admission as such members by the BOD.

Non-Voting Members do not have the right to vote or be voted for as Directors of the Company. They are, however, entitled to the rights described herein, including the right to the corresponding equity participation in the properties of the Company in the event of dissolution or liquidation. In case the owner of Proprietary Membership Certificates is a juridical entity, such rights may be enjoyed by its duly designated representative but only upon approval of such designation by the BOD of the Company.

Holders of Proprietary Membership Certificates admitted as members of the Company are entitled to such rights and are subject to restrictive conditions as follows:

- a. Each member is entitled to 24 one-room night use of the Company's vacation suites per year, consisting of 12 weekend/holiday nights and 12 weekday nights. Weekend/holiday nights as used herein refer to Fridays, Saturday, Sundays and legal or special non-working holidays under Philippines laws. Although the Proprietary Membership Certificate may be assigned or transferred under the restrictions specified hereunder, such room night entitlement is not assignable or transferable and its use is subject to the reservation procedures and other rules and regulations as may be prescribed by the BOD.
- b. No profit inures to the exclusive benefit of any of the members of the Company, hence, no dividend shall be declared in their favor. Members are entitled only to a pro-rata share of the assets of the Company at the time of the dissolution or liquidation of the Company.
- c. Holders of Proprietary Membership Certificates through secondary and subsequent transfers or assignments are subject to the payment of annual 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 BOD to meet the expenses for the general operations of the Company, and the maintenance and improvement of its premises and facilities. The designated representative of a holder of a Proprietary Membership Certificate who is a juridical entity is billed for such dues. In case of non-payment by such representative, the holder of the Proprietary Membership Certificates is ultimately liable for the payment of such dues. Such dues, together with all other obligations of such members to the Company, constitute a first lien on the Proprietary Membership Certificates, second only to any lien in favor of the national or local government, and in the event of delinquency, such Certificate may be ordered sold by the BOD in the manner provided in the By-Laws to satisfy said dues or other obligations of the members. No transfer of Proprietary Membership Certificate(s) is recorded in the Membership Book of the Company, unless all unpaid obligations of the selling member, assignor or predecessor-in-interest have been fully paid.
- d. Holders of Proprietary Membership Certificates should not sell, transfer, convey, or otherwise dispose of their Proprietary Membership Certificates (i) for a period of 2 years commencing from and after the date the relevant Reservation Agreement for such Proprietary Membership Certificate(s) is accepted by Belle, or (ii) for the period that the Company's vacation suites are under construction until the date of opening and actual operations of the Company's vacation suites, whichever comes later.
- e. Any member or owner of a membership certificate other than the developer, Belle, selling or disposing of his/its membership certificate in the Company, pay a transfer fee in such amount as may be determined by the BOD from time to time. Said transfer fee is levied and collected at the time of transfer in the Company's Membership Book. Any transfer of membership, except transfer by hereditary succession, made in violation of these conditions renders it null and void, hence, not recorded in the books of the Company.
- f. Membership in the Company may be registered only in the name of a single person, firm, entity, association or corporation. Juridical entities may designate only one individual representative for each Proprietary Membership Certificate owned by them.

- g. In case any member violates the provisions of the AOI or the By-Laws or the rules and regulations of the Company, or the resolutions duly promulgated by the BOD, or commit any other act or conduct which the BOD may deem injurious to the interest or hostile to the objects of the Company, such member may be expelled by the BOD in the manner provided in the By- Laws upon proper notice and hearing. A member who is so expelled then ceases to be such and lose the benefits of membership except the right to demand payment for his/its membership certificate in accordance with the By-Laws of the Company. The expelled member surrenders his membership certificate forthwith to the Secretary of the Company for cancellation. Refusal of such member to do so after the lapse of 30 days from notice by the Company authorizes the Corporate Secretary to cancel such certificate in the books of the Company.
- h. No issuance or transfer of membership certificates of the Company which would reduce the ownership of Philippine citizens or nationals in the Company to less than the minimum percentage required by any applicable provisions of the Constitution, law, or regulation to be owned by Philippine citizens or nationals, is made or effected by, or recorded in the books of the Company.
- i. Membership certificates of the Company may be encumbered by the holder thereof. In the event of either a foreclosure or execution sale, the Company is entitled to a right, but not the obligation to redeem the certificate by tendering to the lien holder the amount necessary to discharge the obligation which gave cause to the foreclosure or execution. For this purpose, the right of redemption may be exercised by the Company within a period of 90 days or such longer period as may be allowed by law from and after written notice of foreclosure or execution is received by the Company. In cases of foreclosure or execution sale, no transfer of the membership certificate(s) sold there under is made or effected by, or recorded in the books of the Company, where the winning bidder/transferee of such membership certificate(s) is not qualified to become a Member under Section 7 paragraph 3 of the AOI.
- j. Holders of Proprietary Membership Certificates are not entitled to any preemptive right to purchase additional membership certificates which the Company may now or in the future issue.
- k. Membership certificates shall be in such form as the BOD approves, but all such certificates contain an appropriate reference to the foregoing limitations and restrictions, and these may be issued or transferred in the books of the Company only in accordance with the terms and provisions of such limitations and restrictions.

12. Basic and Diluted Loss Per Proprietary Membership Certificate

Basic and diluted loss per membership certificate is computed as follows:

	2024	2023	2022
Net loss (a)	(P884,988)	(P1,371,473)	(P354,860)
Weighted average number of proprietary membership certificates (b)	434	434	434
Basic and diluted loss per proprietary membership certificate (a/b)	(P2,039)	(P3,160)	(P818)

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

13. Cost of Sales and Services

Cost of Sales

In 2023, the Company entered into a concession agreement with a food and beverage service provider (see Note 17). Food, beverage and sundry cost aggregated ₱3.4 million and ₱1.9 million in 2024 and 2023, respectively (see Note 6).

Cost of Services

This account consists of:

	Note	2024	2023	2022
Depreciation	8	₱5,167,246	₱5,497,773	₱4,561,957
Salaries and other benefits		3,182,075	3,115,237	2,697,639
Utilities		2,958,612	2,899,398	2,415,225
Outside services		1,365,434	608,080	413,879
Repairs and maintenance		927,855	564,682	743,313
Laundry		713,669	694,445	574,116
Guest supplies	6	701,259	852,968	1,039,757
Professional fees		464,444	728,552	555,220
Service supplies		181,647	239,626	151,756
Retirement expense	16	132,738	86,790	129,558
		₱15,794,979	₱15,287,551	₱13,282,420

Details of salaries and other benefits are as follows:

	2024	2023	2022
Salaries and wages	₱2,207,794	₱2,203,808	₱1,915,643
Employee benefits and others	974,281	911,429	781,996
	₱3,182,075	₱3,115,237	₱2,697,639

14. General and Administrative Expenses

This account consists of:

	2024	2023	2022
Processing fees	₱1,806,156	₱801,344	₱174,031
Outside services	805,422	796,364	696,834
Insurance	323,983	289,234	258,894
Fuel and oil	236,161	51,161	30,670
Dues and subscription	175,147	131,523	274,821
Supplies	160,121	96,489	60,014
Bank charges	101,627	75,927	63,024
Taxes and licenses	76,081	110,517	46,124
Communications, light and water	10,693	22,358	49,644
Others	75,191	95,164	126,281
	₱3,770,582	₱2,470,081	₱1,780,337

15. Other Income

This account consists of:

	2024	2023	2022
Membership transfer and assignment fees	₱982,143	₱1,223,214	₱1,223,214
Extra room charges	224,475	824,725	457,916
	₱1,206,618	₱2,047,939	₱1,681,130

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.

16. 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 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 recognized under "Cost of services" account in the statements of comprehensive income are as follows (see Note 13):

	2024	2023	2022
Current service cost	₱150,942	₱115,007	₱139,209
Net interest income	(19,500)	(31,304)	(9,894)
Interest on the effect of asset ceiling	1,296	3,087	243
	₱132,738	₱86,790	₱129,558

The components of net retirement asset are as follows:

	2024	2023
FVPA	₱1,629,513	₱1,388,715
Present value of DBO	(1,172,558)	(1,123,429)
Effect of the asset ceiling	(51,311)	(21,351)
	₱405,644	₱243,935

The changes in FVPA are as follows:

	2024	2023
Balance at beginning of year	₱1,388,715	₱1,159,349
Contributions	111,916	191,856
Interest income	87,692	89,752
Remeasurement gain (loss)	41,190	(52,242)
Balance at end of year	₱1,629,513	₱1,388,715

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

	2024	2023
Balance at beginning of year	₱1,123,429	₱817,449
Current service cost	150,942	115,007
Remeasurement loss (gain) on DBO due to changes in:		
Experience adjustments	(101,744)	650
Financial assumptions	(2,673)	131,875
Interest expense	68,192	58,448
Benefits paid from book reserve	(65,588)	-
Balance at end of year	₱1,172,558	₱1,123,429

The cumulative remeasurement loss, net of deferred tax, recognized in OCI amounted to ₱495,478 and ₱589,032 as at December 31, 2024 and 2023, respectively. The remeasurement gain (loss) amounted to ₱93,554, (₱12,593) and ₱140,473 in 2024, 2023 and 2022, respectively.

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

	2024	2023
Discount rate	6.09%	6.07%
Salary increase rate	4.00%	4.00%

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

	Change in Assumption	Effect on the present value of retirement liability	
		2024	2023
Discount rate	+100bps	(₱123,480)	(₱122,849)
	-100bps	144,774	114,152
Salary increase rate	+100bps	146,407	145,744
	-100bps	(126,892)	(126,227)

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 the 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 to be more responsible.

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%
Cash and cash equivalents	3.07%	8.23%
Unit investment trust funds	0.78%	0.65%
Others (market gain/loss, accrued receivables net of payables, etc.)	2.16%	-2.62%
	100.00%	100.00%

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

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 follows:

	2024	2023
Within 1 year	₱34,904	₱41,898
More than 1 year to 5 years	185,690	177,151
More than 5 years	894,848	810,128
	₱1,115,442	₱1,029,177

The weighted average duration of the retirement liability is 11.4 years and 11.9 years as at December 31, 2024 and 2023, respectively.

17. Significant Agreements

Concession

In 2023, the Company entered into a concession agreement with a food and beverage service provider, which operates a restaurant within the Company's premises to provide services to their members and guests.

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

Payable to concessionaire which pertains to food and beverage sales collected by the Company as at December 31, 2024 and 2023 are disclosed in Note 9 to the financial statements.

18. 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 ₱8,953, ₱136,301 and ₱40,554 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 Company's deferred tax liability amounting to ₱81,129 and ₱48,787 as at December 31, 2024 and 2023, pertains to net retirement asset.

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

	2024	2023
NOLCO	₱9,435,573	₱8,159,569
Allowance for ECL	149,353	149,353
Excess of contribution over service cost	58,791	67,934
	₱9,643,717	₱8,376,856

These unrecognized deferred tax assets amounting to ₱9.6 million and ₱8.4 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	₱-	₱6,380,020	₱-	₱6,380,020	2027
2023	8,028,323	-	-	8,028,323	2026
2022	7,764,265	-	-	7,764,265	2025
2021	8,054,608	-	-	8,054,608	2026
2020	16,950,647	-	-	16,950,647	2025
	₱40,797,843	₱6,380,020	₱-	₱47,177,863	

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

	2024	2023	2022
Benefit from income tax at statutory income tax rate	(₱175,207)	(₱247,034)	(₱62,861)
Tax effects of:			
Nontaxable membership dues	(1,835,520)	(1,835,520)	(1,835,520)
Nondeductible expenses	754,116	609,303	384,161
Interest income subjected to final tax	(1,297)	(2,340)	(1,003)
Expired NOLCO	-	-	2,693,868
Change in unrecognized deferred tax assets	1,266,861	1,611,892	(1,138,091)
	₱8,953	₱136,301	₱40,554

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	20%	20%
MCIT	2%	1.5%

19. 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 (excluding advances to employees), trade and other payables (excluding membership dues collected in advance and statutory payables). 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 below show the credit quality by class of financial assets based on the Company's credit rating system.

	2024				
	Neither Past Due nor Impaired		Past Due but not Impaired	Credit Impaired	Total
	High Grade	Standard Grade			
Lifetime ECL -					
Trade receivables from members	P=	P1,313,107	P=	P437,696	P1,750,803
12-Month ECL:					
Cash in banks and cash equivalents	5,207,628	—	—	—	5,207,628
Nontrade receivables	—	3,676,791	—	309,068	3,985,859
Trade receivables from credit card	833,005	—	—	—	833,005
	P6,040,633	P4,989,898	P=	P746,764	P11,777,295

	2023				
	Neither Past Due nor Impaired		Past Due but not Impaired	Impaired	Total
	High Grade	Standard Grade			
Lifetime ECL -					
Trade receivables from members	P=	P1,131,962	P=	P437,696	P1,569,658
12-month ECL:					
Cash in banks and cash equivalents	6,738,860	—	—	—	6,738,860
Nontrade receivables	—	2,967,075	—	309,068	3,276,143
Trade receivables from credit card	409,900	—	—	—	409,900
	P7,148,760	P4,099,037	P=	P746,764	P11,994,561

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 and statutory payables) 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 the 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	₱5,844,772	₱5,844,772	₱7,247,706	₱7,247,706
Trade and other receivables*	5,822,903	5,822,903	4,508,937	4,508,937
	₱11,667,675	₱11,667,675	₱11,756,643	₱11,756,643
Financial Liability at Amortized Cost				
Trade and other payables**	₱13,017,257	₱13,017,257	₱11,010,559	₱11,010,559

*Excluding advances to employees amounting to ₱184,048 and ₱43,344 as at December 31, 2024 and 2023, respectively.

**Excluding membership dues collected in advance and statutory payables with an aggregate amount of ₱2.3 million and ₱2.6 million as at December 31, 2024 and 2023, respectively.

Due to the short-term nature and demandable feature of these financial instruments, their fair values approximate the carrying amounts as at reporting date.

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



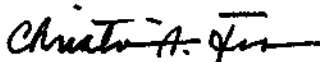
**REPORT OF INDEPENDENT AUDITORS
TO ACCOMPANY FINANCIAL STATEMENTS FOR FILING WITH THE
SECURITIES AND EXCHANGE COMMISSION**

The Stockholders and the Board of Directors
The Spa and Lodge at Tagaytay Highlands, Inc.
Tagaytay Highlands Complex
Barangay Calabuso, Tagaytay City 4120 Cavite

We have audited the accompanying financial statements of The Spa and Lodge 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 one (1) stockholder owning one hundred (100) or more shares.

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 Spa and Lodge at Tagaytay Highlands, Inc.
Tagaytay Highlands Complex
Barangay Calabuso, Tagaytay City 4120 Cavite

We have audited in accordance with Philippine Standards on Auditing, the financial statements of The Spa and Lodge 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 our audits 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. [REDACTED]

Tax Identification No. [REDACTED]

BOA Accreditation No. [REDACTED]; Valid until June 6, 2026

BIR Accreditation No. [REDACTED]

Valid until March 26, 2027

PTR No. [REDACTED]

Issued January 2, 2025, Makati City

April 5, 2025
Makati City, Metro Manila

THE SPA AND LODGE AT TAGAYTAY HIGHLANDS, INC.

SCHEDULE OF FINANCIAL SOUNDNESS INDICATORS

DECEMBER 31, 2024 and 2023

Ratio	Formula	2024	2023
Current Ratio	Total current assets	₱17,765,289	₱17,442,503
	Divided by: Total current liabilities	15,353,264	13,577,622
	Current Ratio	1.16	1.28
Acid Test Ratio	Total current assets	₱17,765,289	₱17,442,503
	Less: Inventories	(226,243)	(540,230)
	Other current assets	(5,687,323)	(5,102,286)
	Quick assets	11,851,723	11,799,987
	Divide by: Total current liabilities	15,353,264	13,577,622
	Acid Test Ratio	0.77	0.87
Solvency Ratio	Net loss	(₱884,988)	(₱1,371,473)
	Add: Depreciation	5,167,246	5,497,773
	Net income before depreciation expense	4,282,258	4,126,300
	Divided by: Total liabilities	15,434,393	13,626,409
	Solvency Ratio	0.28	0.30
Debt-to-Equity Ratio	Total liabilities	₱15,434,393	₱13,626,409
	Divided by: Total equity	20,045,803	20,837,237
	Debt-to-Equity Ratio	0.77	0.65
Asset-to-Equity Ratio	Total assets	₱35,480,196	₱34,463,646
	Divided by: Total equity	20,045,803	20,837,237
	Asset-to-Equity Ratio	1.77	1.65
Return on Equity	Net loss	(₱884,988)	(₱1,371,473)
	Divided by: Average total equity	20,441,520	21,529,270
	Return on Equity	(4.33%)	(6.37%)
Return on Assets	Net loss	(₱884,988)	(₱1,371,473)
	Divided by: Average total assets	34,971,921	38,544,511
	Return on Assets	(2.53%)	(3.56%)
Net Profit Margin	Net loss	(₱884,988)	(₱1,371,473)
	Divided by: Revenue	11,717,207	7,168,736
	Net Loss Margin	(7.55%)	(19.13%)

THE SPA AND LODGE AT TAGAYTAY HIGHLANDS, INC.
SEC SUPPLEMENTARY SCHEDULES AS REQUIRED BY
PAR. 7 PART II OF REVISED SRC RULE 68
DECEMBER 31, 2024

Table of Contents

<u>Schedule</u>	<u>Description</u>	<u>Page</u>
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 SPA AND LODGE 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 certificates issued and outstanding as shown under statement of financial position</i>	<i>Number of 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	434	434	–	204	7	223

THE SPA AND LODGE 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	P190,000	P170,000