

AUDITED FINANCIAL STATEMENTS

December 31, 2025 and 2024

TIN: 478-229-346-00000

MICARA ESTATES-TANZA

HOMEOWNERS' ASSOCIATION, INC.

HLURB Registration Number: STR-1053

with report of Independent Auditor

From: eafts@bir.gov.ph <eafts@bir.gov.ph>
Sent: Wednesday, April 8, 2026 5:38 PM
To: METHAI Village Admin <admin@methai.ph>
Cc: METHAI Village Admin <admin@methai.ph>
Subject: Your BIR AFS eSubmission uploads were received

HI MICARA ESTATES-TANZA HOMEOWNERS' ASSOCIATION, INC.,

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- EAFS478229346ITRTY122025.pdf

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By: 

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Submission Date/Time: Apr 08, 2026 05:38 PM
Company TIN: 478-229-346

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.

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For BIR / BCS/ Use Only / Item		Republic of the Philippines Department of Finance Bureau of Internal Revenue		
BIR Form No. 1702-EX January 2018 (ENCS) v2 Page 1		Annual Income Tax Return Corporation, Partnership and Other Non-Individual Taxpayer EXEMPT under the Tax Code, as Amended, [Sec. 30 and those exempted in Sec. 27(C)] and Other Special Laws, with NO Other Taxable Income <i>Enter all required information in CAPITAL LETTERS. Mark applicable boxes with an "X".</i> <i>Two copies MUST be filled with the BIR and one held by the taxpayer.</i>		
1 For ☒ Calendar ☐ Fiscal 3 Amended Return? ☐ Yes ☒ No 4 Short Period Return ☐ Yes ☒ No 2 Year Ended (MM/20YY) <u>12</u> / <u>20</u> / <u>25</u>		5 Alphanumeric Tax Code (ATC) ☒ IC 011 Exempt Corporation on Exempt Activities ☐ IC 021 General Professional Partnership		
Background Information				
6 Taxpayer Identification Number (TIN) <u>478</u> - <u>229</u> - <u>346</u> - <u>0000</u>		7 RDO Code <u>548</u>		
8 Registered Name (Enter only 1 letter per box using CAPITAL LETTERS) MICARA ESTATES- TANZA HOMEOWNERS' ASSOCIATION, INC.				
9 Registered Address (Indicate complete address. If the registered address is different from the current address, go to the RDO to update registered address by using BIR Form No. 1905) MICARA ESTATES- TANZA, ANTERO SORIANO, BRGY. SAHUD ULAN, TANZA, CAVITE				
10 Date of Incorporation/Organization (MM/DD/YYYY) <u>11/04/2016</u>		11 Contact Number <u>87278000</u>		
12 Email Address <u>hoassoc123@gmail.com</u>		9A Zip code <u>4108</u>		
13 Method of Deductions ☒ Itemized Deductions [Section 34 (A-J), NIRC] ☐ Optional Standard Deduction (OSD) - 40% of Gross Income [applicable only to General Profession Partnership (GPP) per RA No. 10963]				
14 Legal Basis of Tax Relief / Exemption (Specify) <u>RA 10963</u>		15 Investment Promotion Agency (IPA) / Government Agency (specify) <u>HLURB</u>		
16 Registered Activity / Program (Registration Number) <u>STR-1053</u>		17 Effectivity Date of Tax Relief / Exemption (MM/DD/YYYY) From <u>11/04/2015</u> To <u>12/31/2025</u>		
PART II - TOTAL TAX PAYABLE (DO NOT ENTER CENTAVOS; 49 centavos or less drop down; 50 or more round up)				
18 Tax Due (From Part IV Item 41)		0.00		
19 Less: Total Tax Credits/Payments (From Part IV Item 50)		0.00		
20 Total (Overpayment) (Item 18 Less Item 19) (From Part IV Item 51)		0.00		
21 Add: Penalty - Compromise		0.00		
22 TOTAL AMOUNT PAYABLE / (Overpayment) (Sum of Items 20 & 21)		0.00		
If overpayment, mark one (1) box only. (Once the choice is made, the same is irrevocable) ☐ To be refunded ☐ To be issued a Tax Credit Certificate (TCC) ☐ To be carried over as a tax credit for next year/quarter				
We declare under the penalties of perjury that this return and all its attachments, have been made in good faith, verified by us, and to the best of our knowledge and belief, are true and correct, pursuant to the provisions of the National Internal Revenue Code, as amended, and the regulations issued under authority thereof. (If signed by an Authorized Representative, indicate TIN and attach authorization letters)				
Signature over Printed Name of President/Principal Officer/Authorized Representative <u>JAMES L. LOO</u>		Signature over Printed Name of Treasurer/Assistant Treasurer <u>LORELYN D. ORMELORE</u>		
Title of Signatory <u>0</u> TIN <u>0</u>		Title of Signatory <u>0</u> TIN <u>0</u>		
Part III - Details of Payment				
Particulars	Drawee Bank/ Agency	Number	Date (MM/DD/YYYY)	Amount
24 Cash/Bank Debit Memo				
25 Check				
26 Tax Debit Memo				
27 Others (Specify Below)				
Machine Validation / Revenue Official Receipt Details (if not filed with an Authorized Agent Bank (AAB))				Stamp of Receiving Office/AAB and Date of Receipt (RO's Signature/Bank Teller's Initial)
				<u>MAY 06 2026</u>
By: <u>[Signature]</u>				

BIR Form No. 1702-EX January 2018 (ENCS) v2 Page 2	Annual Income Tax Return Corporation, Partnership and Other Non-Individual Taxpayer EXEMPT under the Tax Code, as Amended, [Sec. 30 and those exempted in Sec. 27(C)] and Other Special Laws, with NO Other Taxable Income	 1702-EX 01/18ENCS v2 P2
TIN 478 229 346 0000		
Registered Name MICARA ESTATES- TANZA HOMEOWNERS' ASSOCIATION, INC		
Part IV - Computation of Tax		
(Do NOT enter Centavos: 49 centavos or less drop down: 50 or more round up)		
28 Sales/Receipts/Revenues/Fees	26,551,412.00	
29 Less: Sales Returns, Allowances and Discounts	0.00	
30 Net Sales/Receipts/Revenues/Fees (Item 28 less Item 29)	26,551,412.00	
31 Less: Cost of Sales/Services	14,487,343.00	
32 Gross Income from Operation (Item 30 Less Item 31)	12,064,069.00	
33 Add: Other Income	358,790.00	
34 Total Gross Income (Sum of Items 32 and 33)	12,422,859.00	
Less: Deductions Allowable under Existing Law		
A. Itemized Deduction		
35 Ordinary Allowable Itemized Deductions (From Part VI Schedule I Item 18)	458,561.00	
36 Special Allowable Itemized Deductions (From Part VI Schedule II Item 5)	0.00	
37 Total Itemized Deductions (Sum of Items 35 and 36)	458,561.00	
B. Optional Standard Deduction (OSD)		
38 OSD (40% of Item 34)(applicable to GPP per RA No. 10963)	0.00	
39 Net Taxable Income / (Loss) (If Itemized, Item 34 Less Item 37,) If OSD, Item 34 Less Item 38)	11,964,298.00	
40 Tax Rate	0 %	
41 Tax Due (Item 39 x Item 40) (To Part II Item 18)	0.00	
Less: Tax Credits / Payments (attach proof)		
42 Prior Year's Excess Credits	0.00	
43 Income Tax Payment from Previous Quarter/s	0.00	
44 Creditable Tax Withheld from Previous Quarter/s per BIR Form No. 2307	0.00	
45 Creditable Tax Withheld per BIR Form No. 2307 for the 4th Quarter	0.00	
46 Foreign Tax Credits, if applicable	0.00	
47 Tax Paid in Return Previously Filed, if this is an Amended Return	0.00	
Other Tax Credits / Payments (specify)		
48	0.00	
49	0.00	
50 Total Tax Credits / Payments (Sum of Items 42 to 49) (To Part II Item 19)	0.00	
51 Total (Overpayment) (Item 41 Less Item 50) (To Part II Item 20)	0.00	
Part V - Tax Relief Availment		
52 Regular Income Tax Otherwise Due (Item 39 of Part IV x Applicable Income Tax Rate)	2,392,859.60	
53 Special Allowable Itemized Deductions (Item 36 of Part IV x Applicable Income Tax Rate)	0.00	
54 Total Tax Relief Availment (Sum of Items 52 and 53)	2,392,860.00	

BIR Form No. 1702-EX January 2018 (ENCs) v2 Page 3	Annual Income Tax Return Corporation, Partnership and Other Non-Individual Taxpayer EXEMPT under the Tax Code, as Amended, [Sec. 30 and those exempted in Sec. 27(C)] and Other Special Laws, with NO Other Taxable Income	 1702-EX 01/18ENCs v2 P3
Tax Identification Number (TIN) 478 229 346 0000		Registered Name MICARA ESTATES- TANZA HOMEOWNERS' ASSOCIATION, INC

Part VI - Schedules
(Do NOT enter Centavos: 49 centavos or less drop down; 50 or more round up)

Schedule 1 - Ordinary Allowable Itemized Deductions *(attach additional sheet/s, if necessary)*

1 Ammortizations	0.00
2 Bad Debts	0.00
3 Charitable and Contributions	0.00
4 Depletion	0.00
5 Depreciation	0.00
6 Entertainment, Amusement and Recreation	49,448.00
7 Fringe Benefits	0.00
8 Interest	0.00
9 Losses	0.00
10 Pension Trusts	0.00
11 Rental	0.00
12 Research and Development	0.00
13 Salaries, Wages, and Allowances	0.00
14 SSS, GSIS, Philhealth, HDMF, and Other Contributions	0.00
15 Taxes and Licenses	170,350.00
16 Transportation and Travel	1,181.00
17 Others (Deductions Subject to Withholding Tax and Other Expenses) (Specify below; Add additional sheet(s) if necessary)	
a Janitorial and Messengerial Services	22,400.00
b Professional Fees	0.00
c Security Services	0.00
d SUPPLIES	88,655.00
e MISCELLANEOUS	126,529.00
f	0.00
g	0.00
h	0.00
i	0.00
18 Total Ordinary Allowable Itemized Deductions (Sum of Items 1 to 17) <i>(To Part IV Item 35)</i>	458,561.00

Schedule 2 - Special Allowable Itemized Deductions *(attach additional sheet/s, if necessary)*

Description	Legal Basis	Amount
1		0.00
2		0.00
3		0.00
4		0.00
5 Total Special Allowable Itemized Deductions (Sum of Items 1 to 4) <i>(To Part IV Item 36)</i>		0.00

Schedule 3 - Reconciliation of Net Income per Books Against Taxable Income *(attach additional sheet/s, if necessary)*

1 Net Income(loss) per Books	11,977,301.00
2 Add: Non-Deductible Expenses/Other Income	0.00
3	0.00
4 Total (Sum of Items 1 to 3)	11,977,301.00
Less: A) Non-Taxable Income and Income Subjected to Final Tax	
5 INTEREST INCOME SUBJECTED TO FINAL TAX	13,003.00
6	0.00
B) Special Deductions	
7	0.00
8	0.00
9 Total (Sum of Items 5 to 8)	13,003.00
10 Net Taxable Income/(Loss) (Item 4 Less Item 9)	11,964,298.00

Tax Return Receipt Confirmation

1 message

ebirforms-noreply@bir.gov.ph <ebirforms-noreply@bir.gov.ph>
To: hoassoc123@gmail.com

Fri, Mar 13, 2026 at 1:33 PM

This confirms receipt of your submission with the following details subject to validation by BIR:

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Penalties may be imposed for any violation of the provisions of the NIRC and issuances thereof.

FOR RETURNS WITH TAX PAYABLE:

Please pay through any of the following ePayment Channels:

Land Bank of the Philippines Link.BizPortal

- LBP ATM Cards
- Bancnet ATM/Debit Cards
- PCHC PayGate or PESONeT (RCBC, Robinsons Bank, UnionBank, PSBank, BPI, Asia United Bank)

DBP PayTax Online

- Credit Cards (MasterCard/Visa)
- Bancnet ATM/Debit Cards

Unionbank of the Philippines

- Unionbank Online (for Unionbank Individual and Corporate Account Holders)
- UPAY via InstaPay (For Individual Non-Unionbank Account Holders)

Taxpayer Agent/ Tax Software Provider-TSP

- (Gcash/PayMaya/MyEG)

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Bureau of Internal Revenue



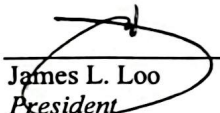
**MICARA ESTATES-TANZA
HOMEOWNERS'
ASSOCIATION, INC.**

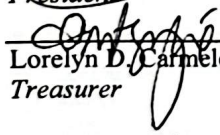
**STATEMENT OF MANAGEMENT'S RESPONSIBILITY
FOR ANNUAL INCOME TAX RETURN**

The Management of MICARA ESTATES-TANZA HOMEOWNERS' ASSOCIATION, INC. (the Association) is responsible for all information and representation contained in the Annual Income Tax Return for the year ended December 31, 2025. Management is likewise responsible for all information and representations contained in the financial statements accompanying the Annual Income Tax Return covering the same reporting period. Furthermore, the Management is responsible for all information and representations contained in all the other tax returns filed for the reporting period, including, but not limited, to the value added tax and/or percentage tax returns, withholding tax returns, documentary stamp tax returns, and any and all other tax returns.

In this regard, the Management affirms that the attached audited financial statements for the year ended December 31, 2025 and the accompanying Annual Income Tax Return are in accordance with the books and records of MICARA ESTATES-TANZA HOMEOWNERS' ASSOCIATION, INC. complete and correct in all material respects. Management likewise affirms that:

- (a) The Annual Income Tax Return has been prepared in accordance with the provisions of the National Internal Revenue Code, as amended, and pertinent tax regulations and other issuances of the Department of Finance and the Bureau of Internal Revenue;
- (b) Any disparity of figures in the submitted reports arising from the preparation of financial statements pursuant to financial accounting standards and the preparation of the income tax return pursuant to tax accounting rules has been reported as reconciling items and maintained in the Association's books and records in accordance with the requirements of Revenue Regulations No. 8-2007 and other relevant issuances;
- (c) MICARA ESTATES-TANZA HOMEOWNERS' ASSOCIATION, INC. has filed all applicable tax returns, reports and statements required to be filed under Philippine tax laws for the reporting period, and all taxes and other impositions shown thereon to be due and payable have been paid for the reporting period, except those contested in good faith.


James L. Loo
President


Lorelyn D. Carmelotes
Treasurer

Signed this 20th day of February 2026

By: 

25 MAR 2026

SUBSCRIBED AND SWORN to before me this _____, affiant exhibiting to me his
_____ issued on _____ at _____ as competent evidence of
identity.

Doc. No. 719;
Page No. 13;
Book No. XIV;
Series of 20 21




ATTY. GREY KRISTOFF F. ARANAS
Appointment No. 001-25 (2025-2026)
Notary Public for Cities of General Trias and
Trece Martires, and Municipality of Tanza, Cavite
Until December 31, 2026
Stall 5&6 Princess Mae Commercial Stall,
Brgy. Pasong Kawayan General Trias, Cavite
PTR No. 3047577 / 01-05-2026 / Cavite
IBP No. INV 567766 / 12-18-2025 / Batangas
Roll of Attorney No. 80309
MCLE Compliance No. VIII - 0031254



MICARA ESTATES-TANZA HOMEOWNERS' ASSOCIATION, INC.

STATEMENT OF MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL STATEMENTS

The management of MICARA ESTATES-TANZA HOMEOWNERS' ASSOCIATION, INC. (the Association) is responsible for the preparation and fair presentation of the financial statements, including the schedules attached therein, for the years ended December 31, 2025 and 2024, 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.

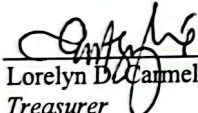
In preparing the financial statements, management is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Association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

The Board of Trustees is responsible for overseeing the Association's financial reporting process.

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

Rona C. Oidem, the independent auditor appointed by the members, has audited the financial statements of the Association in accordance with Philippine Standards on Auditing, and in her report to the stockholders, has expressed her opinion on the fairness of presentation upon completion of such audit.


James L. Loo
President


Lorelyn D. Camelotes
Treasurer

DIVISION REGION 4A
RECORDS SECTION
RECEIVED

MAY 06 2026

Signed this 20th day of February 2026

By: 

SUBSCRIBED AND SWORN to before me this 25 MAR 2026, affiant exhibiting to me his
_____ issued on _____ at _____ as competent evidence of
identity.

Doc. No. 318 :
Page No. 63 :
Book No. XIV :
Series of 20 24




ATTY. GREY KRISTOFF F. ARANAS
Appointment No. 001-25 (2025-2026)
Notary Public for Cities of General Trias and
Trece Martires, and Municipality of Tanza, Cavite
Until December 31, 2026
Stall 5&6 Princess Mae Commercial Stall,
Brgy. Pasong Kawayan General Trias, Cavite
PTR No. 3047577 / 01-05-2026 / Cavite
IBP No. INV 567766 / 12-18-2025 / Batangas
Roll of Attorney No. 80309
MCLE Compliance No. VIII - 0031254



**MICARA ESTATES-TANZA
HOMEOWNERS'
ASSOCIATION, INC.**

**STATEMENT OF MANAGEMENT'S RESPONSIBILITY
FOR ANNUAL INCOME TAX RETURN**

The Management of MICARA ESTATES-TANZA HOMEOWNERS' ASSOCIATION, INC. (the Association) is responsible for all information and representation contained in the Annual Income Tax Return for the year ended December 31, 2025. Management is likewise responsible for all information and representations contained in the financial statements accompanying the Annual Income Tax Return covering the same reporting period. Furthermore, the Management is responsible for all information and representations contained in all the other tax returns filed for the reporting period, including, but not limited, to the value added tax and/or percentage tax returns, withholding tax returns, documentary stamp tax returns, and any and all other tax returns.

In this regard, the Management affirms that the attached audited financial statements for the year ended December 31, 2025 and the accompanying Annual Income Tax Return are in accordance with the books and records of MICARA ESTATES-TANZA HOMEOWNERS' ASSOCIATION, INC. complete and correct in all material respects. Management likewise affirms that:

- (a) The Annual Income Tax Return has been prepared in accordance with the provisions of the National Internal Revenue Code, as amended, and pertinent tax regulations and other issuances of the Department of Finance and the Bureau of Internal Revenue;
- (b) Any disparity of figures in the submitted reports arising from the preparation of financial statements pursuant to financial accounting standards and the preparation of the income tax return pursuant to tax accounting rules has been reported as reconciling items and maintained in the Association's books and records in accordance with the requirements of Revenue Regulations No. 8-2007 and other relevant issuances;
- (c) MICARA ESTATES-TANZA HOMEOWNERS' ASSOCIATION, INC. has filed all applicable tax returns, reports and statements required to be filed under Philippine tax laws for the reporting period, and all taxes and other impositions shown thereon to be due and payable have been paid for the reporting period, except those contested in good faith.

James L. Loo
President

Lorelyn D. Carmelotes
Treasurer

DHSUD - CAVITE
RECORDS SECTION
RECEIVED

MAY 06 2026

Signed this 20th day of February 2026

By: 41

SUBSCRIBED AND SWORN to before me this 25 MAR 2026 affiant exhibiting to me his
issued on _____ at _____ as competent evidence of
identity.

Doc. No. 319;
Page No. 49;
Book No. XIV;
Series of 20 21



ATTY. GREY KRISTOFF F. ARANAS
Appointment No. 001-25 (2025-2026)
Notary Public for Cities of General Trias and
Trece Martires, and Municipality of Tanza, Cavite
Until December 31, 2026
Stall 5&6 Princess Mae Commercial Stall,
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PTR No. 3047577 / 01-05-2026 / Cavite
IBP No. INV 567766 / 12-18-2025 / Batangas
Roll of Attorney No. 80309
MCLE Compliance No. VIII - 0031254



**MICARA ESTATES-TANZA
HOMEOWNERS'
ASSOCIATION, INC.**

**STATEMENT OF MANAGEMENT'S RESPONSIBILITY
FOR FINANCIAL STATEMENTS**

The management of MICARA ESTATES-TANZA HOMEOWNERS' ASSOCIATION, INC. (the Association) is responsible for the preparation and fair presentation of the financial statements, including the schedules attached therein, for the years ended December 31, 2025 and 2024, 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 Association'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 Association or to cease operations, or has no realistic alternative to do so.

The Board of Trustees is responsible for overseeing the Association's financial reporting process.

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

Rona C. Oidem, the independent auditor appointed by the members, has audited the financial statements of the Association in accordance with Philippine Standards on Auditing, and in her report to the stockholders, has expressed her opinion on the fairness of presentation upon completion of such audit.

James L. Loo
President

Lorelyn D. Carmelotes
Treasurer

DMSUD REGION 4A
RECORDS SECTION
RECEIVED

MAY 06 2026

By: _____

Signed this 20th day of February 2026

25 MAR 2026

SUBSCRIBED AND SWORN to before me this _____, affiant exhibiting to me his
_____ issued on _____ at _____ as competent evidence of
identity.

Doc. No. 318 :
Page No. 05 :
Book No. XV :
Series of 20 21



ATTY. GREY KRISTOFF F. ARANAS
Appointment No. 001-25 (2025-2026)
Notary Public for Cities of General Trias and
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Until December 31, 2026
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PTR No. 3047577 / 01-05-2026 / Cavite
IBF No. INV 567766 / 12-18-2025 / Batangas
Roll of Attorney No. 80309
MCLE Compliance No. VIII - 0031254

STATEMENT REQUIRED BY SECTION 8-A, REVENUE REG. NO. V-20

**TO THE MEMBERS AND BOARD OF TRUSTEES
MICARA ESTATES-TANZA HOMEOWNERS' ASSOCIATION, INC.
MICARA PLAZA, MICARA ESTATES - TANZA, ANTERO SORIANO,
BRGY. SAHUD ULAN, TANZA, CAVITE.**

I have audited the financial statements of **MICARA ESTATES-TANZA HOMEOWNERS' ASSOCIATION, INC.** the calendar year ended December 31, 2025, on which I have rendered my report dated February 20, 2026.

In compliance with Section 8-A, Revenue Regulation V-20, I am stating the following:

1. That the taxes paid or accrued by the above taxpayer for the year ended December 31, 2025 are shown in the schedule of taxes and licenses attached to the income tax return.
2. That I am not related by consanguinity or affinity to the Management and Board of Directors;
3. That I, as an Individual Practitioner, or my staff, have no financial interest to the Association or any family relationships with its management.

DHSUD - SECTION 8-A
RECORDS SECTION
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By: 


RONA C. OIDEM, CPA
PRC license No. 120690

PRBOA No. 7707 - valid until January 31, 2028

BIR Accreditation No. 09-007315-001-2024 – valid until February 7, 2027

TIN 254-932-369-000

PTR No. 0916707, January 7, 2026, General Trias City, Cavite

February 20, 2026
City of General Trias, Cavite

REPORT OF INDEPENDENT AUDITOR

TO THE MEMBERS AND BOARD OF TRUSTEES

**MICARA ESTATES-TANZA HOMEOWNERS' ASSOCIATION, INC.
MICARA PLAZA, MICARA ESTATES - TANZA, ANTERO SORIANO,
BRGY. SAHUD ULAN, TANZA, CAVITE.**

Report on the Audit of the Financial Statements

Opinion

I have audited the financial statements of **MICARA ESTATES-TANZA HOMEOWNERS' ASSOCIATION, INC.** (the "Association"), which comprise the statement of financial position as at December 31, 2025 and 2024, and the statement income, statement of changes in equity and statements of cash flows for the years then ended, and notes to the financial statements, including a summary of significant accounting policies.

In my opinion, the accompanying financial statements present fairly, in all respects, the financial position of **MICARA ESTATES-TANZA HOMEOWNERS' ASSOCIATION, INC.** as at December 31, 2025 and 2024, and its financial performance and its cash flows for the year then ended in accordance with Philippine Financial Reporting Standards (PFRS) for Small Entities (SEs).

Basis for Opinion

I conducted my audit in accordance with Philippine Standards on Auditing (PSA). My responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of Financial Statements section of my report. I am independent of the Association in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) together with the ethical requirements that are relevant to our audit of the financial statements in the Philippines, the Code of Ethics for Professional Accountants in the Philippine (Philippine Code of Ethics), and I have fulfilled my other responsibilities in accordance with these requirements and the IESBA Code. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

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

Management is responsible for the preparation and fair presentation of the financial statements in accordance with PFRS for SEs, 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 Association'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 Association or to cease operations, or has no realistic alternative but to do so.

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

By: _____

MAY 06 2026

Auditors' Responsibilities for the Audit of the Financial Statements

My objective is to obtain reasonable assurance about whether the financial statements as a whole are free from materials misstatement, whether due to fraud or error, and to issue an auditors' report that includes my 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 consider material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with PSA, I exercise professional judgment and maintain professional skepticism throughout the audit. I 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 my 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 Corporation'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 Corporation's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. Our conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Corporation to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosure, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

I 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 I identify during my audit.

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

From the matters communicated with those charged with governance, I determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. I described these matters in my auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, I determine that a matter should not be communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

My audits were conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The supplementary information required under Revenue Regulations Nos. 19-2011 and 15-2010 in notes to the financial statements, respectively, is presented for purposes of filing with the Bureau of Internal Revenue and is not a required part of the basic financial statements. Such information is the responsibility of the management of **MICARA ESTATES-TANZA HOMEOWNERS' ASSOCIATION, INC.** The information has been subjected to the auditing procedures applied in my audit of the basic financial statements. In my opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.


ROY A. C. OIDEM, CPA
PRC license No. 120690
PRBOA No. 7707 - valid until January 31, 2028
BIR Accreditation No. 09-007315-001-2024 – valid until February 7, 2027
TIN 254-932-369-000
PTR No. 0916707, January 7, 2026, General Trias City, Cavite

February 20, 2026
City of General Trias, Cavite

MICARA ESTATES-TANZA HOMEOWNERS' ASSOCIATION, INC.*(A Non-Stock, Not-for-Profit Organization)***STATEMENTS OF FINANCIAL POSITION**

As of December 31

	2025	2024
ASSETS		
Current Assets		
Cash (Note 5)	P17,674,808	P22,777,978
Receivables (Note 6)	1,338,584	1,146,918
Other current assets (Note 7)	23,587	2,273
Total Current Assets	19,036,979	23,927,169
Noncurrent Assets		
Property and equipment – net (Note 8)	59,892	-
Miscellaneous deposits (Note 9)	162,538	156,992
	P19,259,409	P24,084,161
LIABILITIES AND MEMBERS' EQUITY		
Liabilities		
Accounts and other payables (Note 10)	P3,149,835	P19,951,988
Members' Equity		
General fund (Note 11)	16,109,574	4,132,273
	P19,259,409	P24,084,161

*See accompanying Notes to the Financial Statements.*DISCUSSION 4A
RECORDS SECTION

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By: _____

MICARA ESTATES-TANZA HOMEOWNERS' ASSOCIATION, INC.*(A Non-Stock, Not-for-Profit Organization)***STATEMENTS OF INCOME AND MEMBERS' EQUITY**

For the Years Ended December 31

	2025	2024
REVENUE		
Association dues (Note 13)	P26,551,412	P25,391,262
Interest and other fees (Note 13)	371,793	9,654
	<u>26,923,205</u>	<u>25,400,916</u>
EXPENSES		
Cost of services (Note 14)	14,487,344	24,506,324
Administrative expenses (Note 14)	458,560	61,630
	<u>14,945,904</u>	<u>24,567,954</u>
EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES	<u>11,977,301</u>	<u>832,962</u>
MEMBERS' EQUITY AT BEGINNING OF YEAR	<u>4,132,273</u>	<u>3,299,311</u>
MEMBERS' EQUITY AT END OF YEAR	<u>P16,109,574</u>	<u>P4,132,273</u>

See accompanying Notes to the Financial Statements.

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MICARA ESTATES-TANZA HOMEOWNERS' ASSOCIATION, INC.*(A Non-Stock, Not-for-Profit Organization)***STATEMENTS OF CASH FLOWS**

For the Years Ended December 31

	2025	2024
CASH FLOWS FROM OPERATING ACTIVITIES		
Excess (deficiency) of revenue over expenses	₱11,977,301	₱832,962
Adjustments for		
Depreciation	1,397	-
Interest income (Note 5)	(13,003)	(9,654)
Operating income before working capital changes	11,965,695	823,308
Decrease (increase) in:		
Receivables	(191,666)	(359,305)
Other current assets	(21,315)	(2,273)
Miscellaneous deposits	(5,546)	(50,632)
Increase (decrease) in accounts and other payables	(16,802,053)	6,531,098
Net cash generated by operations	(5,054,885)	6,942,196
Additions to property and equipment	(61,288)	-
Interest received	13,003	9,654
Net cash generated by (used in) operating activities	(5,103,170)	6,951,850
CASH FLOW FROM INVESTING ACTIVITY	-	-
CASH FLOW FROM FINANCING ACTIVITY	-	-
NET INCREASE IN CASH	(5,103,170)	6,951,850
CASH AT BEGINNING OF YEAR	22,777,978	15,826,128
CASH AT END OF YEAR (Note 5)	₱17,674,808	₱22,777,978

*See accompanying Notes to the Financial Statements.*DHSDD REG. QM 1A
RECORDS SECTION
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MAY 06 2026

By: 

MICARA ESTATES-TANZA HOMEOWNERS' ASSOCIATION, INC.

(A Non-Stock, Not-for-Profit Organization)

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2025 and 2024

1. General Information

Micara Estates-Tanza Homeowners' Association, Inc. (the Association) is a non-stock, not-for-profit organization, organized under the laws of the Philippines for the purpose of promoting and advancing the best interest, general welfare and prosperity, as well as safeguarding the well-being of its homeowners. The Association was registered with the Housing and Land Use Regulatory Board (HLURB) on November 4, 2015 with HLURB registration No. STR-1053. The Association promulgates its policies and regulations through a governing body known as the Board of Trustees (BOT).

As a non-stock, not-for-profit organization, the Association is exempt from payment of income tax under Section 30(e) of the National Internal Revenue Code (the Code). However, income of whatever kind and character of the Association from any properties, real or personal, shall be subjected to income tax as provided for under the Code.

The Association's registered office address, which is also its principal place of business, is located at Micara Plaza, Micara Estates - Tanza, Antero Soriano, Brgy. Sahud Ulan, Tanza, Cavite.

Approval of the Financial Statements

The accompanying financial statements of the Association for the years ended December 31, 2025 and 2024 were authorized for issue by the Association's BOT on February 20, 2026.

2. Basis of Preparation

Basis of Financial Statements Preparation

The Association's financial statements have been prepared under the historical cost method and are presented in Philippine Peso (₱), the Association's functional currency. All amounts are rounded off to the nearest peso amount unless otherwise indicated.

Statement of Compliance

The financial statements of the Association have been prepared in accordance with Philippine Financial Reporting Standard for Small Entities (PFRS for SEs) as approved by the Financial Reporting Standards Council, Board of Accountancy, and SEC. As allowed by Section 3.24, *Financial Statement Presentation*, the Association presented only a statement of income and members' equity since the Association has no items of other comprehensive income in any of the periods for which the financial statements are presented. The "Excess of revenue over expenses" is the Association's "Net profit or loss".

The financial statements have been prepared using the measurement bases specified by PFRS for SEs for each type of assets, liabilities, income, and expenses. The measurement bases are more fully described in accounting policies in the succeeding pages.

The preparation of financial statements in accordance with PFRS for SEs requires the use of certain critical accounting estimates. It also requires management to exercise its judgment in the process of applying the Association's accounting policies. Areas involving a higher degree of judgment or complexity, or areas where assumptions and estimations are significant to the financial statements are disclosed in Note 3.

MAY 06 2026

By: _____

PFRS for SEs

Small entities are defined as entities that:

- Do not have public accountability; and
- Publish general purpose financial statements for external users.

An entity has public accountability if:

- It files, or it is in the process of filing, its financial statements with a securities commission or other regulatory organization for the purpose of issuing any class of instruments in a public market; or
- It holds assets in a fiduciary capacity for a broad group of outsiders as one of its primary businesses. Most banks, credit unions, insurance brokers or dealers, mutual funds and investment banks would meet this second criterion.

Small entities are those that meet all the following criteria:

- Have total assets of between ₱3 million and ₱100 million or total liabilities of between ₱3 million and ₱100 million. If the entity is a parent company, the said amounts shall be based on the consolidated figures;
- Are not required to file financial statements under Part II of SRC Rule 68;
- Are not in the process of filing their financial statements for the purpose of issuing any class of instruments in a public market; and
- Are not holders of secondary licenses issued by regulatory agencies.

3. Summary of Significant Accounting Policies

The principal accounting policies applied in the preparation of the Association's financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Current and Noncurrent Classification

The Association presents assets and liabilities in statements of financial position based on current and noncurrent classification. An asset is current when it is:

- Expected to be realized or intended to be sold or consumed in normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realized within twelve months after the reporting period; or
- Cash unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as noncurrent.

A liability is current when:

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

All other liabilities are classified as noncurrent.

Deferred tax assets and liabilities, if any, are classified as noncurrent assets and liabilities.

Basic Financial Assets

Financial assets are classified as either "basic financial assets" or "other financial assets". The Association recognizes basic and other financial assets only when the entity becomes a party to the contractual provisions of the instrument. Basic financial instruments are measured at their transaction price, including transactions costs. Other financial instruments are initially measured at fair value, which is usually their transaction price. This excludes transaction costs. Subsequent to initial recognition, basic financial assets are measured at amortized cost using effective interest rate. All other financial instruments are measured at fair value at reporting date except for equity instruments (and related contracts that would result in delivery of such instruments) that are not publicly traded and whose fair value cannot be reliably determined which is measured at cost less impairment.

As of December 31, 2025 and 2024, the Association's basic financial assets pertains to statements of financial position captions "Cash", "Receivables" and "Miscellaneous deposits". The Association has no other financial assets as of December 31, 2025 and 2024.

Cash

Cash is presented in the statement of financial position at face amount. This includes cash on hand and in bank. Cash in bank earns interest at the prevailing bank deposit rates.

Amortized Cost

The amortized cost of a financial instrument at each reporting date is the net of the following amounts:

- The amount at which the financial instrument is measured at initial recognition;
- Minus any repayments of the principal;
- Plus or minus the cumulative amortization using the effective interest method of any difference between the amount at initial recognition and the maturity amount; and
- Minus any reduction (directly or through the use of an allowance account) for impairment or uncollectibility.

Effective Interest Method

The effective interest method is a method of calculating the amortized cost of a debt instrument and of allocating finance income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts including all fees on points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts, through the expected life of the debt instrument, or, where appropriate, a shorter period to the net carrying amount on initial recognition.

Impairment of Financial Instruments Measured at Amortized Cost

At the end of each reporting period, the Association assesses whether there is objective evidence of impairment of any financial assets that are measured at amortized cost. If there is objective evidence of impairment, the Association recognizes an impairment loss in profit or loss immediately.

The Association assesses impairment either individually or grouped on the basis of similar credit risk characteristics.

Objective evidence of impairment could include:

- Significant financial difficulty of the issuer or obligor;

- A breach of contract, such as a default or delinquency in interest or principal payments;
- The creditor, for economic or legal reasons relating to the debtor's financial difficulty, granting to the debtor a concession that the creditor would not otherwise consider;
- It has become probable that the debtor will enter bankruptcy or other financial reorganization; and
- Observable data indicating that there has been a measurable decrease in the estimated future cash flows from a group of financial assets since the initial recognition of those assets, even though the decrease cannot yet be identified with the individual financial assets in the group, such as adverse national or local economic conditions or adverse changes in industry conditions.

Other factors may also be evidence of impairment, including significant changes with an adverse effect that have taken place in the technological, market, economic or legal environment in which the issuer operates.

The impairment loss is the difference between the asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If such a financial instrument has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognized, the previously recognized impairment loss is reversed through profit or loss to the extent that the carrying amount of the investment at the date the impairment is reversed does not exceed what the amortized cost would have been had the impairment not been recognized.

Derecognition of Financial Assets

The Association derecognizes a financial asset only when the contractual rights to the cash flows from the asset expire or are settled, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity.

Impairment of Assets

At each reporting date, the Association assesses whether there is any indication that any of its assets other than basic financial assets, may have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss, if any. Where it is not possible to estimate the recoverable amount of an individual asset, the Association estimates the recoverable amount of the cash-generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Recoverable amount is the higher of fair value less costs to sell and value in use. 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 for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset or cash-generating unit is estimated to be less than its carrying amount, the carrying amount of the asset or cash-generating unit is reduced to its recoverable amount. An impairment loss is recognized as an expense.

Nonfinancial assets that suffered impairment are reviewed for possible reversal of the impairment at each reporting date. When an impairment loss subsequently reverses, the carrying amount of the asset or cash-generating unit is increased to the revised estimate of its recoverable amount, but the

increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognized for the asset or cash-generating unit in prior years. A reversal of an impairment loss is recognized as an income.

Financial Liabilities

The Association shall recognize a financial liability only when the Association becomes a party to the contractual provisions of the instrument. Financial liabilities are initially recognized at the transaction price including transaction costs. Financial liabilities are classified either at FVTPL or at amortized cost.

Financial Liabilities at Amortized Cost

Financial liabilities are subsequently measured at amortized cost using the effective interest method, with finance cost recognized on an effective yield basis.

The effective interest method is a method of calculating the amortized cost of a financial liability and of allocating finance cost over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments through the expected life of the financial liability, or, where appropriate, a shorter period to the net carrying amount on initial recognition.

As of December 31, 2025 and 2024, the Association's financial liabilities at amortized cost pertain to the "Accounts and other payables" account in the statements of financial position.

Derecognition of Financial Liabilities

The Association derecognizes financial liabilities when, and only when, the Association's obligations are discharged, cancelled or expired.

Any difference between the carrying amount of the financial liability or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed is recognized in profit or loss.

Classification as Debt or Equity

Debt and equity instruments are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements.

Related Party Disclosures

A related party is a person or entity that is related to the Association that is preparing its financial statements. A person or a close member of that person's family is related to Association if that person has control or joint control over the Association, has significant influence over the Association, or is a member of the key management personnel of the Association or of a parent of the Association.

An entity is related to the Association if any of the following conditions applies:

- The entity and the Association are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others).
- One entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group of which the other entity is a member).
- Both entities are joint ventures of the same third party.
- One entity is a joint venture of a third entity and the other entity is an associate of the third entity.
- The entity is a post-employment benefit plan for the benefit of employees of either the Association or an entity related to the Association. If the Association is itself such a plan, the sponsoring employers are also related to the Association.

- The entity is controlled or jointly controlled by a person identified above.
- A person identified above has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity).
- Management entity providing key management personnel services to a reporting entity.

Close members of the family of a person are those family members, who may be expected to influence, or be influenced by, that person in their dealings with the Association and include that person's children and spouse or domestic partner; children of that person's spouse or domestic partner; and dependents of that person or that person's spouse or domestic partner.

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

Members' Equity

Members' equity represents the net cumulative balance of excess or deficiency of revenue over expenses.

Revenue Recognition

Revenue is recognized to the extent that it is probable that economic benefits will flow to the Association and the revenue can be measured reliably. Revenue is measured by reference to the fair value of the consideration received or receivable excluding discounts, returns and sales taxes. Revenue is recognized at a point in time. The following specific recognition criteria must also be met before revenue is recognized:

Association Dues

The Association's dues are computed based on the respective rate per square meter of area occupied by each member as provided by the BOT. Association dues are recorded as revenue, net of discounts, when collected by the Association or its collecting agent.

Interest Income

Interest income is recognized as it accrues, taking into account the effective yield of the assets.

Other Fees

Income from other sources, if any, is recognized when earned.

Expenses

Expenses are recognized in the statements of income when decrease in future economic benefit related to a decrease in an asset or an increase in a liability has arisen that can be measured reliably.

Expenses are recognized in the statements of income:

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

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 authority. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted at the reporting date. As of December 31, 2025 and 2024, the Association's revenues are tax exempt.

Provisions

Provisions are recognized when the Association 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. Where the Association expects a provision to be reimbursable, the reimbursement is recognized as a separate asset but only when the reimbursement is virtually certain. Provisions are reviewed at each reporting date and adjusted to reflect the current best estimate.

Contingencies

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

Events after the Reporting Date

The Association identifies subsequent events as events that occurred after the reporting period but before the date when the financial statements were authorized for issue. Any subsequent events that provide additional information about the Association's financial position at the end of the reporting period are reflected in the financial statements. Events that are not adjusting events are disclosed in the notes to the financial statements when material.

4. Significant Accounting Estimates and Assumptions

The preparation of the accompanying financial statements in compliance with PFRS for SEs requires management to make judgments, estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. The judgments, estimates and assumptions used in the accompanying financial statements are based upon management's evaluation of relevant facts and circumstances as of the date of the financial statements. Future events may occur which can cause the assumptions used in arriving at those judgments and estimates to change.

The effects of any changes will be reflected in the financial statements as they become reasonably determinable. Actual results could differ from such judgments and estimates. Accounting judgments, estimates and assumptions are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Impairment of receivables

The Association evaluates the amount of allowance for impairment based on available facts and circumstances affecting the collectability of the receivables, including, but not limited to the average age of receivables, collection experience and historical loss experience. There were no impairment losses required to be recognized on the Association's receivables in 2025 and 2024 because based on Management's judgments and estimates, these receivables are collectible from the collecting agent and there is no instances of default. The carrying value of receivables are shown in Note 6.

Impairment of nonfinancial assets

The Association assesses the value of its nonfinancial assets which require the determination of future cash flows expected to be generated from the continued use and ultimate disposition of such assets, and require the Association to make estimates and assumptions that can materially affect the financial statements. Future events could cause the Association to conclude that its nonfinancial assets are impaired. Any resulting impairment loss could have a material adverse impact on the Association's financial condition and results of operations.

The preparation of the estimated future cash flows involves significant judgment and estimations. While the Association believes that its assumptions are appropriate and reasonable, significant changes in these assumptions may materially affect the Association's assessment of recoverable values and may lead to future additional impairment charges. An impairment review is performed when events or changes in circumstances indicate that the carrying value may not be recoverable. Management has determined that there are no events or changes in circumstances in 2025 and 2024 that may indicate that the carrying value of nonfinancial assets may not be recoverable.

5. Cash

Cash consists of on hand and in bank amounting to **₱17,674,808** and **₱22,777,978** as of December 31, 2025 and 2024, respectively. Cash in bank earns interest at the prevailing bank deposit rates and are immediately available for use in the Association's current operations. This represents account in a reputable local bank. The Association reconciles the books and bank balances regularly as part of its cash monitoring and internal control measures.

Interest income earned, net of final tax, amounted to **₱13,003** and **₱9,654** in 2025 and 2024, respectively (see Note 13).

6. Receivables

This account consists of receivable from collecting agent amounting to **₱1,338,584** and **₱1,146,918** as of December 31, 2025 and 2024, respectively.

Receivable from collecting agent pertains to unremitted Association dues paid by the Homeowners. This is noninterest-bearing and are normally collected within 30 days.

As of December 31, 2025 and 2024, no provision for doubtful accounts was recorded since based on Association's estimates, these are all collectible.

7. Other Current Assets

This account consists of:

	2025	2024
Other prepaid expense	₱23,587	₱-
Creditable tax withheld	-	1,848
Advances subject to liquidation	-	425
	₱23,587	₱2,273

Advances subject to liquidation represent advances made to HOA personnel to be used for various

expenses of the Association.

8. Property and equipment - net

The carrying amounts of the Company's property and equipment as of December 31, 2025 are as follows:

	Office Equipment
Cost:	
As of January 1, 2025	P-
Additions	61,289
As of December 31, 2025	P61,289
Accumulated depreciation:	
As of January 1, 2025	P-
Depreciation	1,397
As of December 31, 2025	P1,397
Carrying amount – December 31, 2025	P59,892

9. Miscellaneous Deposits

This account pertains to meter deposits to a utility company. Miscellaneous deposits amounted to **P162,538** and **P156,992** as of December 31, 2025 and 2024.

10. Accounts and Other Payables

This account consists of:

	2025	2024
Accrued expenses	P3,149,835	P19,092,258
Accounts and other payables	-	859,631
	P3,149,835	P19,951,888

Accrued expenses include unpaid billings related to security services, outsourced services, garbage collection, janitorial, power, management fee, drainage maintenance, legal and notarial, tree maintenance, repairs and maintenance and professional fees.

Accounts and other payables are noninterest bearing and are due to be settled within one (1) year.

11. General Fund

The Association being a non-stock, non-profit organization is not maintaining equity among its members or any of its officers. Cumulative fund balances include all current and prior period results as disclosed in the statements of income and members' equity. It is used for general current needs and in meeting the obligations arising from general operations. It includes all net assets with uses not restricted by members, by BOT or by law.

Assessment for expenses and capital expenditures

As provided for in the Association's By-Laws, each member is liable for the common expenses of the Association. Accordingly, each member is assessed for expenses related to the administration, maintenance, operation, repair, restoration or replacement of the common areas and other portions of the property managed by the Association, as well as taxes and other expenses on such areas and property. The assessments are in proportion to each member's proprietary interest or participation in the Association.

General Fund Management Objectives, Policies and Procedures

The primary objective of the Association's general fund management is to ensure that it maintains a strong fund balance and healthy ratios in order to support its operations and provide high quality of services to the homeowners. The Association manages its general fund balance and makes adjustments to in light of changes in economic conditions. The Association, as a non-stock, not-for-profit organization, is not subject to externally imposed capital requirements. No changes were made in the objectives, policies or processes for managing the general fund during the years ended December 31, 2025 and 2024.

12. Taxes

As a non-stock, not-for-profit organization, the Association is exempt from payment of income tax under Section 30(e) of the Code. However, income of whatever kind and character of the Association from any properties, real or personal, shall be subjected to income tax as provided for under the Code.

Based on the exception cited in Section 18 of RA No. 9904, the Association is still in process of completing necessary documents before submitting the tax exemption application with the BIR.

Tax Reform for Acceleration and Inclusion (TRAIN) Law

Section 34 (Y) of Republic Act (RA) No. 10963, or the "Tax Reform for Acceleration and Inclusion (TRAIN)" that took effect in January 1, 2018 states that Association dues, membership fees, and other assessments and charges collected on purely reimbursement basis by the homeowners' associations and condominium corporations established under RA No. 9904 (Magna Carta for Homeowners and Homeowners' Association) and RA No. 4726 (The Condominium Act), respectively, shall be exempt from VAT.

13. Revenue

Revenue accounts are recognized to the extent that it is probable that the economic benefits will flow to the Association and the amount can be reliably measured. This includes association dues and interest income from bank accounts, as stated in the Association's Articles and By-Laws.

Association dues

This account refers to association dues collected from homeowners. Homeowners are required to pay association dues amounting to ₱500 to ₱600 per month depending on the type of the unit acquired by the Homeowners. Association dues collected in 2025 and 2024 amounted to **₱26,551,412** and **₱25,391,262**, respectively.

Interest and other fees

Breakdown of interest and other fees account of the Association follows:

	2025	2024
Interest from cash in bank (Note 5)	P13,003	P9,654
Other fees	358,790	-
	P371,793	P9,654

Other fees pertain mainly to collections on issuance of vehicle stickers and rentals on amenities, proceeds of which are used by the Association in the production of car stickers and maintenance of the Village.

14. Expenses

Cost of services

Cost of services includes direct and indirect costs incurred in order to provide security and maintain cleanliness and orderliness of the Village. This consists of:

	2025	2024
Garbage collection	P4,734,724	P4,672,050
Security services	3,755,173	8,398,056
Power and light	1,643,977	1,190,514
Outsourced services	1,496,082	699,644
Management fee	1,047,331	5,056,512
Collection fee	826,172	1,973,847
Janitorial	423,398	2,490,126
Community development	274,168	25,575
Drainage maintenance	175,547	-
Tree maintenance	110,772	-
	P14,487,344	P24,506,324

Collection fee pertains to the amount charged by the collecting agent which is 5% of the amount collected.

Administrative expenses

This account consists of:

	2025	2024
Legal and notarial	P170,350	P800
Printing and developing	88,655	33,960
Gas and oil	73,105	100
Representation	49,446	2,270
Miscellaneous expenses	42,553	-
Professional fee	22,400	22,400
Communication	4,276	1,000
Office supplies	2,697	-
Bank charge	2,500	1,100
Depreciation-Office equipment	1,397	-
Transportation and travel	1,181	-
	P458,560	P61,630

15. Related Party Transactions

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. This includes: (a) individuals owning, directly or indirectly through one or more intermediaries, control or are controlled by, or under common control with, the Association; (b) associates; and (c) individuals owning, directly or indirectly, an interest in the voting power of the Association that gives them significant influence over the Association and close members of the family of any such individual. Transactions between related parties are based on terms similar to those offered to nonrelated parties.

Compensation of Key Management Personnel

Key management includes the members of the BOT, all members of management and other Association officers. There are no other short-term or long-term employee benefits payments and loans to or loans from members of the BOT and officials of the Association.

Disclosure on Related Party Transactions Form (BIR Form 1709)

The Association is not covered by the requirements and procedures for related party transactions provided under Revenue Regulations (RR) 34-2021. As such, the Association is not required to submit BIR Form 1709, Transfer Pricing Documentation (TPD) and other supporting documents.

16. Financial Instruments Information

The Association's financial instruments as of December 31 follow:

	2025	2024
Financial Assets:		
<i>Basic financial assets</i>		
Cash	₱17,674,808	₱22,777,978
Receivables	1,338,584	1,146,918
Miscellaneous deposits	162,538	156,992
Financial Liabilities:		
<i>Financial liabilities at amortized cost</i>		
Accounts and other payables	₱3,149,835	₱19,951,988

17. Events after Balance Sheet Date

There were no events after the reporting date that needs to be disclosed for the years ended December 31, 2025 and 2024.

18. Commitment and Contingencies

There were no significant commitments and contingencies involving the Association as of December 31, 2025 and 2024.

19. Going Concern

The accompanying financial statements have been prepared on a going concern basis, which

contemplate the realization of assets and settlement of liabilities in the normal course of business. There were no going concern issues that need to be disclosed involving the Association as of December 31, 2025.

20. Supplementary Information Required Under Revenue Regulations 15-2010

On November 15, 2010, the BIR issued Revenue Regulations (RR) No.15-2010 which prescribes additional procedural and/or documentary requirements in connection with the preparation and submission of financial statements accompanying the tax returns. Under the said RR, companies are required to disclose, in addition to the disclosures mandated under PFRSs and such other standards and/or conventions that may heretofore be adopted, in the Notes to the Financial Statements, information on taxes, duties and license fees paid or accrued during the taxable year. The Association reported and paid the following taxes for the year ended December 31, 2025:

Value-added Tax (VAT)

Under RA No. 10963, or the TRAIN Law that took effect in January 1, 2018, the collection of the Association's membership dues and other assessments shall be exempt from VAT since these are collected on purely reimbursement basis.

Other Taxes and Licenses for 2025

This includes all other taxes, local and national, including licenses and permit fees. The Association has no other taxes and licenses during the year.

Landed Costs, Custom Duties and Tariffs

The Association has no importation transactions for the year ended December 31, 2025.

Excise Tax

The Association has no purchases of products that were subject to excise tax for the year ended December 31, 2025.

Documentary Stamp Taxes

The Association has not entered in any transactions subject to documentary stamp tax for the year ended December 31, 2025.

Withholding Taxes

The Association has no transaction subject to expanded withholding tax during the year.

Tax Contingencies

The Association has no pending tax assessment or any tax case, litigation and/ or prosecution in courts or bodies outside the BIR as of December 31, 2025.

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