

**PORO POINT MANAGEMENT CORPORATION**  
**(A Member of The BCDA Group)**  
**Detailed Statement of Financial Position**  
**As of December 31, 2020**

	Notes	2020	2019	Variance
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Cash and Cash Equivalents</b>				
Cash on Hand				
Cash Collecting Officer-PPMC	2	0.00	2,700.00	(2,700.00)
Petty Cash Fund		0.00	0.00	0.00
Cash in Bank				
Cash in Bank-Local Currency, CA	3	9,294,838.77	11,872,931.82	(2,578,093.05)
Cash in Bank-Local Currency, SA		0.00	24,327.80	(24,327.80)
Cash Equivalents				
Time deposits-Local Currency	4	38,381,862.34	7,108,081.61	31,273,780.73
Total		47,676,701.11	19,008,041.23	28,668,659.88
<b>Investments</b>				
Investments in Time Deposits	5	70,830,441.48	70,958,520.23	(128,078.75)
<b>Receivables</b>				
Loans and Receivables Account				
Loans and Receivables Account	6	1,825,304.15	1,644,710.30	180,593.85
Interest Receivable		126,697.49	98,661.97	28,035.52
Intra-Agency Receivables				
Due from BCDA	7	9,628,194.20	8,731,929.95	896,264.25
Other Receivables				
Due from Officers and Employees	8	366,235.61	423,224.98	(56,989.37)
Total		11,946,431.45	10,898,527.20	1,047,904.25
<b>Inventories</b>				
Inventory Held for Consumption				
Office Supplies Inventory	9	990,112.44	848,321.23	141,791.21
<b>Other Assets</b>				
Advances				
Advances to Officers and Employees		0.00	0.00	0.00
Prepayments				
Advances to Contractors	10	678,981.11	1,502,508.10	(823,526.99)
Prepaid Registration		13,651.02	3,185.06	10,465.96
Prepaid Insurance		100,134.57	138,682.60	(38,548.03)
Other Prepayments		637,789.55	105,655.18	532,134.37
Deposits				
Guaranty deposits	11	168,884.00	168,884.00	0.00
Withholding Tax at Source				
Withholding Tax at Source		58,525.86	0.00	58,525.86
Other Assets				
Other Assets		320,751.10	320,751.10	0.00
Total		1,978,717.21	2,239,666.04	(260,948.83)
<b>Total Current Assets</b>		<b>133,422,403.69</b>	<b>103,953,075.93</b>	<b>29,469,327.76</b>
<b>Non-Current Assets</b>				
Investments				
Investments in Joint Venture				
Investments in Joint Venture	12	15,000,000.00	15,000,000.00	0.00

	Notes	2020	2019	Variance
Other Investments				
Investment in Stocks		15,000.00	15,000.00	0.00
Total		15,015,000.00	15,015,000.00	0.00
<b>Investment Property</b>	13			
Land and Buildings				
Investment Property, Land		21,441,469.65	21,441,469.65	0.00
Investment Property, Buildings		20,497,563.51	6,676,047.56	13,821,515.95
Construction in Progress				
Construction in Progress-Investment Property, Buildings		52,025,578.03	60,368,054.09	(8,342,476.06)
Total		93,964,611.19	88,485,571.30	5,479,039.89
<b>Property, Plant and Equipment</b>	14			
Land Improvements				
Other Land Improvements		276,082.12	276,082.12	0.00
Accumulated Depreciation-Other Land Improvements		(262,278.01)	(262,278.01)	0.00
Infrastructure Assets				
Power Supply Systems		516,605.02	516,605.02	0.00
Accumulated Depreciation-Power Supply Systems		(490,774.77)	(490,774.77)	0.00
Buildings and Other Structures				
Buildings		6,309,335.20	6,309,335.20	0.00
Accumulated Depreciation-Buildings		(4,469,575.28)	(4,154,108.48)	(315,466.80)
Other Structures		2,669,275.51	2,669,275.51	0.00
Accumulated Depreciation-Other Structures		(2,482,771.32)	(2,482,771.32)	0.00
Machinery and Equipment				
Office Equipment		5,608,217.13	5,528,792.13	79,425.00
Accumulated Depreciation-Office Equipment		(4,998,795.51)	(4,881,287.40)	(117,508.11)
Information and Communication Technology (ICT) Equipment		4,894,630.66	4,894,630.66	0.00
Accumulated Depreciation-ICT Equipment		(3,395,695.32)	(3,266,252.96)	(129,442.36)
Communication Equipment		377,262.20	377,262.20	0.00
Accumulated Depreciation-Communication Equipment		(363,572.95)	(363,572.95)	0.00
Technical and Scientific Equipment		413,387.52	413,387.52	0.00
Accumulated Depreciation-Technical and Scientific Equipment		(366,259.65)	(366,259.65)	0.00
Furniture, Fixtures and Books				
Furniture and Fixtures		2,834,393.10	2,592,033.10	242,360.00
Accumulated Depreciation-Furniture and Fixtures		(2,319,411.80)	(2,278,269.96)	(41,141.84)
Transportation Equipment				
Motor Vehicle		10,516,397.02	10,367,897.02	148,500.00
Accumulated Depreciation-Motor Vehicle		(9,982,350.37)	(9,907,478.42)	(74,871.95)
Watercrafts		0.00	0.00	0.00
Accumulated Depreciation-Watercrafts		0.00	0.00	0.00
Fixed Asset Accrual		0.00	0.00	0.00
Total		5,284,100.50	5,492,246.56	(208,146.06)
<b>Intangible Assets</b>	15			
Computer Software		851,469.58	851,469.58	0.00
Accumulated Amortization-Computer Software		(830,992.68)	(830,992.68)	0.00
Total		20,476.90	20,476.90	0.00
<b>Other Assets</b>	16			
Other Assets		1,254,265.39	1,254,265.39	0.00
<b>Total Non-Current Assets</b>		<b>115,538,453.98</b>	<b>110,267,560.15</b>	<b>5,270,893.83</b>
<b>TOTAL ASSETS</b>		<b>248,960,857.67</b>	<b>214,220,636.08</b>	<b>34,740,221.59</b>

## LIABILITIES AND EQUITY

	Notes	2020	2019	Variance
<b>Current Liabilities</b>				
<b>Financial Liabilities</b>				
Accounts Payable	17	7,622,431.14	6,494,223.96	1,128,207.18
<b>Inter-Agency Payables</b>				
Due to BIR		664,147.04	552,413.66	111,733.38
Due to Pag-ibig		9,079.22	135,544.52	(126,465.30)
Due to Philhealth		0.00	7,416.31	(7,416.31)
Due to SSS		0.00	78,944.54	(78,944.54)
Income Tax Payable		1,049,740.12	609,244.18	440,495.94
Total		1,722,966.38	1,383,563.21	339,403.17
<b>Intra-Agency Payables</b>				
Due to Other Funds	18	0.00	3,968.57	(3,968.57)
Due to BCDA		73,312,691.72	68,862,691.72	4,450,000.00
Total		73,312,691.72	68,866,660.29	4,446,031.43
<b>Trust Liabilities</b>				
Trust Liabilities	19	1,783,816.48	1,538,816.48	245,000.00
Customer's Deposit Payable		38,000.00	35,000.00	3,000.00
Security Deposit		32,000.00	32,000.00	0.00
Total		1,853,816.48	1,605,816.48	248,000.00
<b>Deferred Credits</b>				
Unearned Revenue/Income		0.00	0.00	0.00
<b>Other Payables</b>				
Other Payables	20	8,727,503.22	7,107,513.79	1,619,989.43
<b>Total Current Liabilities</b>		<b>93,239,408.94</b>	<b>85,457,777.73</b>	<b>7,781,631.21</b>
<b>Non-Current Liabilities</b>				
<b>Intra-Agency Payables</b>				
Due to BCDA		18,437,109.76	18,437,109.76	0.00
<b>Total Non-Current Liabilities</b>		<b>18,437,109.76</b>	<b>18,437,109.76</b>	<b>0.00</b>
<b>TOTAL LIABILITIES</b>		<b>111,676,518.70</b>	<b>103,894,887.49</b>	<b>7,781,631.21</b>
<b>Equity</b>				
<b>Stockholders' Equity</b>				
Share Capital	22	68,143,720.23	68,143,720.23	0.00
Other Equity Instruments	23	15,000,000.00	15,000,000.00	0.00
<b>Total</b>		<b>83,143,720.23</b>	<b>83,143,720.23</b>	<b>0.00</b>
<b>Retained Earnings/(Deficit)</b>				
Retained Earnings/(Deficit)		54,140,618.74	27,182,028.36	26,958,590.38
<b>Total</b>		<b>54,140,618.74</b>	<b>27,182,028.36</b>	<b>26,958,590.38</b>
<b>Total Equity</b>		<b>137,284,338.97</b>	<b>110,325,748.59</b>	<b>26,958,590.38</b>
<b>TOTAL LIABILITIES AND EQUITY</b>		<b>248,960,857.67</b>	<b>214,220,636.08</b>	<b>34,740,221.59</b>

See Accompanying Notes to Financial Statements

**Notes**

**2020**

**2019**

**Variance**

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**PORO POINT MANAGEMENT CORPORATION**  
**(A Member of The BCDA Group)**  
**Detailed Statement of Comprehensive Income**  
**As of December 31, 2020**

	Notes	2020	2019	Variance
<b>Revenues</b>				
<b>Service and Business Income</b>				
<b>Business Income</b>				
Management Fees	24	91,539,276.61	90,718,356.84	820,919.77
Interest Income		1,379,979.88	1,176,526.43	203,453.45
Other Business Income		66,000.00	768,300.00	(702,300.00)
<b>Miscellaneous Income</b>				
Permit Fees	25	6,515,054.97	950,297.14	5,564,757.83
<b>Total Revenues</b>		<b>99,500,311.46</b>	<b>93,613,480.41</b>	<b>5,886,831.05</b>
<b>Expenses</b>				
<b>Personnel Services</b>				
<b>Salaries and Wages</b>				
Salaries and Wages-Regular		31,089,053.77	30,311,007.63	778,046.14
<b>Other Compensation</b>				
Personnel Economic Relief Allowance (PERA)		1,368,942.42	1,333,386.52	35,555.90
Representation Allowance (RA)		808,125.00	744,500.00	63,625.00
Transportation Allowance (TA)		808,125.00	742,500.00	65,625.00
Clothing/Uniform Allowance		348,000.00	336,000.00	12,000.00
Overtime and Night Pay		1,258,419.62	1,763,654.62	(505,235.00)
Loyalty Incentive		20,000.00	80,000.00	(60,000.00)
Year-End Bonus		2,596,343.00	2,511,325.80	85,017.20
Cash Gift		285,000.00	274,000.00	11,000.00
Other Bonuses and Allowances		3,479,973.00	3,259,915.00	220,058.00
<b>Personnel Benefit Contributions</b>				
Pag-ibig Contributions		69,300.00	57,400.00	11,900.00
Philhealth Contributions		382,432.86	304,326.80	78,106.06
Employees Compensation Insurance Premiums		22,380.00	16,740.00	5,640.00
Retirement and Life Insurance Premiums		1,100,940.00	912,512.25	188,427.75
Terminal Leave Benefits		3,750,673.22	524,197.30	3,226,475.92
<b>Total</b>		<b>47,387,707.89</b>	<b>43,171,465.92</b>	<b>4,216,241.97</b>
<b>Maintenance and Other Operating Expenses</b>				
<b>Travelling Expenses</b>				
Travelling Expenses-Local		1,218,063.39	2,625,752.61	(1,407,689.22)
Transportation Allowance- BOD		268,069.53	456,163.07	(188,093.54)
<b>Training and Scholarship Expenses</b>				
Training Expenses		249,799.62	1,374,242.13	(1,124,442.51)
<b>Supplies and Materials Expenses</b>				
Office Supplies Expenses- Common		2,138,648.65	2,073,624.52	65,024.13
<b>Utility Expenses</b>				
Electricity Expenses		684,913.16	849,837.47	(164,924.31)
<b>Communication Expenses</b>				
Communication Expenses		1,151,588.56	1,080,249.91	71,338.65
Extraordinary and Miscellaneous Expenses		231,493.09	398,594.58	(167,101.49)
<b>Professional Services</b>				
Auditing Services		1,002,656.20	1,192,728.59	(190,072.39)
<b>General Services</b>				
Janitorial Services		298,106.09	344,581.14	(46,475.05)

	Notes	2020	2019	Variance
Security Services		1,132,132.11	1,101,638.67	30,493.44
<b>Repair and Maintenance</b>				
Repair and Maintenance- Buildings		970.00	342,758.34	(341,788.34)
Repair and Maintenance- Transportation Equipment		46,684.52	127,974.90	(81,290.38)
Repair and Maintenance- FFE		5,200.00	38,765.00	(33,565.00)
<b>Taxes, Insurance Premiums and Other Fees</b>				
Taxes, Duties and Licenses		82,049.63	83,623.14	(1,573.51)
Insurance Expenses		147,595.69	674,134.17	(526,538.48)
Income Tax Expenses	26	9,457,377.06	3,426,473.77	6,030,903.29
<b>Other Maintenance and Operating Expenses</b>				
Advertising, Promotional and Marketing Expenses	27	141,750.00	521,985.73	(380,235.73)
Representation Expenses		76,824.33	928,070.39	(851,246.06)
Representation Allowance- BOD		588,399.46	351,569.36	236,830.10
Subscription Expenses		16,825.35	59,111.75	(42,286.40)
Directors and Committee Members Fees		1,403,000.00	1,342,000.00	61,000.00
BOD- Meals		109,252.71	427,214.00	(317,961.29)
Documentary Stamp Tax Expenses		0.00	0.00	0.00
Other Maintenance and Operating Expenses	28	1,230,662.28	4,716,971.85	(3,486,309.57)
<b>Total Maintenance and Other Operating Expenses</b>		<b>21,682,061.43</b>	<b>24,538,065.09</b>	<b>(2,856,003.66)</b>
<b>Non-Cash Expenses</b>				
Depreciation Expense		678,431.06	840,614.55	(162,183.49)
<b>Total Expenses</b>		<b>69,748,200.38</b>	<b>68,550,145.56</b>	<b>1,198,054.82</b>
<b>NET INCOME / (LOSS)</b>		<b>29,752,111.08</b>	<b>25,063,334.85</b>	<b>4,688,776.23</b>
		-	-	0.00

See Accompanying Notes to Financial Statements

**PORO POINT MANAGEMENT CORPORATION**  
**(A Member of The BCDA Group)**  
**Statement of Changes in Equity**  
**As of December 31, 2020**

	Notes	2020	2019	Variance
<b>Share Capital</b>				
<b>Balance at Beginning of the Period</b>				
Authorized, issued and fully paid		68,143,720.23	68,143,720.23	0.00
800,000 shares, Php100.00 par value				0.00
<b>Balance at End of the Period</b>		<b>68,143,720.23</b>	<b>68,143,720.23</b>	<b>0.00</b>
<b>Other Equity Investments</b>				
<b>Balance at Beginning of the Period</b>				
Additions		15,000,000.00	15,000,000.00	0.00
Deductions		-	-	0.00
<b>Balance at End of the Period</b>		<b>15,000,000.00</b>	<b>15,000,000.00</b>	<b>0.00</b>
<b>Retained Earnings</b>				
<b>Balance at Beginning of the Period</b>				
Correction of prior year's errors	29	27,182,028.36	16,517,803.56	10,664,224.80
As restated		- 2,793,520.70	- 14,399,110.05	11,605,589.35
Net Income (Loss)		24,388,507.66	2,118,693.51	22,269,814.15
		29,752,111.08	25,063,334.85	4,688,776.23
<b>Balance at End of the Period</b>		<b>54,140,618.74</b>	<b>27,182,028.36</b>	<b>26,958,590.38</b>
<b>TOTAL EQUITY</b>		<b>137,284,338.97</b>	<b>110,325,748.59</b>	<b>26,958,590.38</b>

See Accompanying Notes to Financial Statements.

**PORO POINT MANAGEMENT CORPORATION**

*(A Member of The BCDA Group)*

**Statement of Cash Flows**

**As of December 31, 2020**

	<b>2020</b>	<b>2019</b>	<b>Variance</b>
<b>Cash Flow from Operating Activities</b>			
Cash Inflow			
OPEX funds received from BCDA	90,166,677.34	100,941,414.68	- 10,774,737.34
Collection of Receivables	22,037,020.26	16,583,111.28	5,453,908.98
Collection of Miscellaneous income	6,581,054.97	1,718,597.14	4,862,457.83
Proceeds from termination of investment in time deposits	67,238,882.51	70,482,344.91	-3,243,462.40
Total Cash Inflow	186,023,635.08	189,725,468.01	-3,701,832.93
Cash Outflow			
Payment to Employees and Suppliers	-74,308,305.90	-106,996,145.37	32,687,839.47
Investment to Time deposit accounts	-70,000,000.00	-70,000,000.00	0.00
Remittance of Collections to BCDA	0.00	-3,199,987.60	3,199,987.60
Payment of Taxes	-14,426,649.18	-9,735,569.93	-4,691,079.25
Total Cash Outflow	-158,734,955.08	-189,931,702.90	31,196,747.82
<b>Net Cash Provided by (used in) Operating Activities</b>	<b>27,288,680.00</b>	<b>-206,234.89</b>	<b>29,705,656.17</b>
<b>Cash Flow from Investing Activities</b>			
Cash Inflow			
Interest received	1,379,979.88	1,176,526.43	203,453.45
Cash Outflow			
Capital Expenditure projects	- 4,106,494.91	- 9,328,037.67	5,221,542.76
Acquisition of Land	-	-	-
Total Cash Outflow	- 4,106,494.91	- 9,328,037.67	5,221,542.76
<b>Net Cash Provided by (used in) Investing Activities</b>	<b>- 2,726,515.03</b>	<b>- 8,151,511.24</b>	<b>5,424,996.21</b>
<b>Cash Flow from Financing Activities</b>			
Cash Inflow			
CAPEX funds from BCDA	4,106,494.91	9,918,741.48	- 5,812,246.57
<b>Net Cash Provided by (used in) Financing Activities</b>	<b>4,106,494.91</b>	<b>9,918,741.48</b>	<b>- 5,812,246.57</b>
<b>Net Increase in Cash and Cash Equivalents</b>	<b>28,668,659.88</b>	<b>1,560,995.35</b>	<b>29,318,405.81</b>
<b>Add: Cash and Cash Equivalents, Beginning</b>	<b>19,008,041.23</b>	<b>17,447,045.88</b>	<b>1,560,995.35</b>
<b>Cash and Cash Equivalents, Ending</b>	<b>47,676,701.11</b>	<b>19,008,041.23</b>	<b>28,668,659.88</b>



# **PORO POINT MANAGEMENT CORPORATION**

(A Member of The BCDA Group)

## **NOTES TO FINANCIAL STATEMENTS**

As of December 31, 2020

### **1. CORPORATE INFORMATION**

The Bases Conversion and Development Authority (BCDA) was created under Republic Act (RA) No. 7227 dated March 13, 1993. The main objective is to accelerate the sound and balanced conversion of former military reservations, especially the American Military Bases into alternative productive civilian uses for the benefit of the Filipino people.

Pursuant to this Act, Presidential Proclamation No. 216 was issued creating and designating the area covered by the former Wallace Air Station, the San Fernando Seaport and Airport, and contiguous areas in Poro Point as Poro Point Special Economic and Freeport Zone (PPSEFZ), now the Poro Point Freeport Zone (PPFZ).

On June 29, 1993, Executive Order (EO) No. 103 was issued, establishing the John Hay Development Corporation (JHDC) as a subsidiary and implementing arm of BCDA for Club John Hay.

Subsequently, on October 07, 1998, EO No. 31 was issued amending Sections 1 and 3 of EO No. 103, series of 1993, renaming John Hay Development Corporation (JHDC) to John Hay Poro Point Development Corporation (JPDC) as the authorized operating and implementing arm of the BCDA to manage the John Hay Special Economic Zone (JHSEZ) and the PPFZ and its contiguous areas.

On October 03, 2002, EO No. 132 was issued authorizing the creation of Poro Point Management Corporation (PPMC) as the implementing arm of BCDA over the PPFZ and renaming the John Hay Poro Point Development Corporation (JPDC) as the John Hay Management Corporation (JHMC).

PPMC was registered with the Securities and Exchange Commission (SEC) on January 06, 2003.

On March 20, 2007, Republic Act (RA) No. 9400 was enacted affirming the Freeport status of the PPSEFZ, renaming it as the Poro Point Freeport Zone (PPFZ).

#### **Performance Agreement**

Pursuant to EO No. 62 issued on February 27, 1993 on the prescribed policies and guidelines for the implementation of RA No. 7227, BCDA is mandated to perform oversight over subsidiaries and adopt and implement an oversight mechanism to implement efficient utilization of scarce resources and to ensure that the plans and programs of subsidiaries are proceeding according to national goals and objectives.

In order to carry out this objective, EO No. 62 likewise mandates that BCDA and its subsidiaries enter into a Performance Agreement embodying the performance criteria and target for the year and the desired goals of the succeeding years.

Towards this goal, BCDA and PPMC entered into a Performance Agreement, setting the performance standards in accordance with the policies and programs of BCDA and PPMC which is mutually acceptable to both parties.

Foremost among the features of the Agreement is about the financial undertakings that BCDA and PPMC have to comply with, briefly summarized as follows:

- BCDA as property owner of the PPFZ shall earn from lease rentals, joint venture agreements, and other business arrangements generated in the PPFZ and from dividends to be declared by PPMC. PPMC shall record these revenues as Trust Liability and remit the same to BCDA through a designated bank account. The same shall now be recorded as income of BCDA.
- PPMC as estate manager shall earn estate management fees due from BCDA either a 50 percent share in the revenues of the PPFZ or fixed amount of PhP60.5 million annually for the next two (2) years beginning 2014 to cover Personal Services (PS) and Maintenance & Other Operating Expenses (MOOE), whichever is higher. In addition, PPMC shall receive a 10 percent share on the net income of the zone.
- PPMC shall ensure that all necessary and appropriate insurance coverage for properties within the zone as well as security services for the property are secured. Insurance coverage, maintenance and depreciation expenses of BCDA properties within the zone, as well as maintenance and security services for the property, however, shall be charged to BCDA as owner of the land.
- PPMC shall formulate an annual work plan and budget to be submitted to BCDA for approval in accordance with Financial Policy No. 502-2.
- PPMC shall submit a rolling five-year OPEX schedule for BCDA funding and approval while maintaining the expected Return on Assets (ROA) and Return on Equity (ROE) targets for BCDA. A yearly submission of the actual OPEX for review and next year's projected OPEX schedule for consideration and approval of BCDA shall be presented during the planning and budgeting deliberations.

### **Note 1 – Summary of Significant Accounting Policies**

The significant accounting policies are set forth to facilitate understanding of data presented in the financial statements.

#### **Basis of preparation**

The accompanying financial statements have been prepared in conformity with accounting principles generally accepted in the Philippines. These are the Company's first financial statements prepared in accordance with Philippine Financial Reporting Standards (PFRS), where PFRS 1, *First-time Adoption of Philippine Financial Reporting Standards*, was then applied.

The financial statements comprise the Statement of Financial Position, Statement of Comprehensive Income, Statement of Changes in Equity, Statement of Cash Flows and Notes to Financial Statements.

### **Use of Estimates and Judgments**

The preparation of the financial statements in conformity with PFRS requires management to make judgments, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances. It also requires management to exercise its judgments in the process of applying the accounting policies consistent with that of the BCDA.

**PFRS 1, *First-time Adoption of Philippine Financial Reporting Standards***, requires an entity adopting PFRS for the first time (a first-time adopter) to comply with each PFRS that has come into effect at the reporting date for its first PFRS financial statements. It also requires a first-time adopter to prepare an opening PFRS balance sheet at the date of transition to PFRS, the beginning of the earliest adoption to which it represents the full comparative information under PFRS.

**PAS 1, *Presentation of Financial Statements***, (a) provides a framework within which an entity assesses how to present fairly the effects of transactions and other events; (b) provides the base criteria for classifying liabilities as current or non-current; (c) prohibits the presentation of items of income and expenses as extraordinary items in the financial statements; and (d) specifies the disclosures

**IAS 2 – Inventories.** This standard prescribes the accounting treatment for inventories. It provides guidance on the determination of cost and its subsequent recognition as an expense, including any write-down to net realizable value. It also provides guidance on the cost formulas that are used to assign costs to inventories.

**IAS 16 – Property, Plant and Equipment.** This standard prescribes the accounting treatment for property, plant and equipment so that users of the financial statements can discern information about an entity's investment in its property, plant and equipment and the changes in such investment. An item of property, plant and equipment that qualifies for recognition as an asset shall be measured at cost. An entity shall choose either the cost model or the revaluation model as its accounting policy and shall apply that policy to an entire class of property, plant and equipment. The depreciable amount of an asset shall be allocated on a systematic basis over its useful life. The residual value and the useful life of an asset shall be reviewed at least each financial year-end and, if expectations differ from previous estimates, the changes(s) shall be accounted for

as change in an accounting estimate in accordance with IAS 8, *Accounting Policies, Changes in Accounting Estimates and Errors*.

### **Cash and Cash Equivalents**

Cash includes cash on hand and in banks. Cash equivalents are short-term, highly liquid investments with original maturities of three months or less from date of acquisition.

### **Supplies and Materials**

This account carries the value of unused supplies and materials in stock using the moving average inventory method.

### **Investment in Joint Ventures**

PPMC has an interest in joint ventures which are jointly controlled entity, whereby the ventures have a binding arrangement that establishes joint control over the economic activities of the entity. PPMC recognizes its interest in the joint venture using the equity method. Under the equity method, investments in joint ventures are carried in the consolidated statement of financial position at cost plus post acquisition changes in share of net assets of the joint venture.

### **Property, Plant and Equipment**

Property and Equipment are stated at cost less accumulated depreciation. Depreciation is measured using the straight-line method with composite rates ranging from 5% to 20%. In accordance with COA Circular No. 2004-3 dated October 4, 2004 and COA Circular No. 2015-002 dated March 9, 2015 the computation of depreciation expense shall start on the following month after the purchase/completion of the PPE, irrespective of date within the month. The current and subsequent month depreciation expense shall be computed as follows:

$$\text{Monthly Depreciation Expense} = \frac{\text{Carrying Amount} - \text{Residual Value}}{\text{Remaining Useful Life}}$$

The effect of the recognition of depreciation as a result of the change in the estimated residual value from 10% to 5% of the cost shall be applied prospectively.

Assets acquired with value of not more than PhP15,000.00 are recorded under supplies and materials expense upon issue to the end-user pursuant to COA Circular No. 2015-007 dated October 22, 2015. However, items with individual values below the threshold of PhP15,000.00 but which work together in the form of a group of network assets whose total value exceeds the threshold shall be recognized as part of the primary PPE, e.g. computer network.

Maintenance and repairs of PPE are charged to operations. Improvements and/ or major repairs that considerably extend assets life or if the repair costs are material in amount are charged to the appropriate asset account.

## **Revenue Recognition**

Funds released for operating expenditures (OPEX) from BCDA are reflected as Management fees in the Statement of Financial Performance.

## **Collections received in trust**

PPMC shall remit to BCDA on a regular basis all revenues from contracts and other sources of revenues generated within the PPFZ and are deposited daily to BCDA Land Bank of the Philippines (LBP) Account No. 0202-0177-54 at City of San Fernando, La Union. Results of these activities are being reported to BCDA on a monthly basis.

## **2. CASH ON HAND**

The cash-collecting officer account consists of cash collections received after the cut-off time. PPMC entered into a deposit pick-up arrangement with the Land Bank of the Philippines (LBP) on November 7, 2014, wherein LBP collects daily at the PPMC Office from Monday through Friday, from 8:30 a.m. to 3:00 p.m.

## **3. CASH IN BANK-LOCAL CURRENCY**

This account consists of the following:

	<b>2020</b>	2019
Cash in Bank-Local Currency, LBP Opex Current	<b>8,184,705.62</b>	10,763,375.87
Cash in Bank-Local Currency, LBP Capex Current	<b>1,110,133.15</b>	1,109,555.95
Cash in Bank-Local Currency, DBP Opex Savings	-	24,327.80
Total Cash In Bank-Local Currency	<b>9,294,838.77</b>	11,897,259.62

### **Cash in Bank-Local Currency, LBP Opex Current Account**

PPMC maintains a current account for its Operating Expenses (Opex) at the Land Bank of the Philippines (LBP). This was the original account of PPMC prior to its transfer to the Philippine National Bank (PNB) on 02 July 2004.

### **Cash in Bank-Local Currency, LBP Capex Account**

On 19 October 2018, PPMC opened a current account for its Capital Expenditures (Capex) at the Land Bank of the Philippines (LBP) pursuant to the advice of the Department of Finance (DOF) to wind down PPMC's deposits at PNB and transfer the same to either LBP/DBP.

## **4. CASH EQUIVALENTS**

This account represents authorized placements of time deposit at the Land Bank of the Philippines (LBP) with a maturity of 90 days.

## **5. INVESTMENTS IN TIME DEPOSITS**

This account represents authorized placements of time deposit at the Land Bank of the Philippines (LBP) with maturities of 120 days.

## 6. ACCOUNTS RECEIVABLES

The accounts receivable pertains to remittances of suppliers' taxes to BIR that will be collected from the concerned suppliers. The rest of the accounts are various receivables from former Officers of PPMC.

## 7. INTRA-AGENCY RECEIVABLES

The due from BCDA account pertains to reimbursement of expenses for BCDA land related costs such as insurance coverage, maintenance and security services for the property.

## 8. OTHER RECEIVABLES

The Due from Officers and Employees account are receivables from PPMC personnel for personal calls, prior year taxes due and other miscellaneous charges.

## 9. INVENTORIES

The office supplies inventory, accountable forms, food supplies, chemical and filtering supplies inventory, construction materials and electrical supplies inventory are based on moving average method.

## 10. PREPAYMENTS

This account includes:

	<b>2020</b>	2019
Advances to Contractors	<b>678,981.11</b>	1,502,508.10
Prepaid Insurance & Registration	<b>113,785.59</b>	156,612.02
Other Prepayments	<b>637,789.55</b>	506,277.51
<b>Total Prepayments</b>	<b>1,430,556.25</b>	2,165,397.63

The Advances to Contractors account pertains to the advance payment (15% mobilization fees) made to the contractor of the Baywalk with events center project and miscellaneous advances made to other suppliers.

Prepaid registration refers to various prepayments made for the renewal of vehicles, firearm and radio licenses with a minimum coverage period of one (1) year.

Prepaid insurance represents the unexpired portion of insurance premiums of PPMC occupied building, building contents, directors and officers' liability insurance and vehicle insurance.

Other prepayments represent payment to suppliers on a cash on delivery (COD) basis, subject to liquidation upon receipt of the items purchased and preparation of inventory acceptance report (IAR).

## 11. GUARANTY DEPOSITS

Guaranty deposits pertain on payments to service providers such as telephone and electric companies that are refundable upon cancellation/termination of contracts.

## 12. INVESTMENTS

This account includes:

	2020	2019
Investments in Joint Venture	15,000,000.00	15,000,000.00
Other Investments-Investment in Stocks	15,000.00	15,000.00
Total Investments	<b>15,015,000.00</b>	15,015,000.00

The investment in the joint venture pertains to the 15% investment share of PPMC to Poro Point Industrial Corporation (PPIC) pursuant to the Pre-Incorporation Agreement dated September 21, 1999.

The investment in stocks represents subscription of shares of stock to PLDT.

## 13. INVESTMENT PROPERTY

This account consists of:

	2020	2019
Investment Property-Land	21,441,469.65	21,441,469.65
Investment Property-Building	6,676,047.56	6,676,047.56
Construction in Progress	65,847,093.98	60,368,054.09
Total Investment Property	<b>93,964,611.19</b>	88,485,571.30

Investment property-land refers to the validated land held-in trust within the Poro Point Freeport Zone on behalf of BCDA. Acquisition cost was valued at P1,250.00/P2,300.00 per square meter plus documentary stamp taxes & other similar incidental charges.

There are forty-seven (47) original land titles already forwarded to BCDA out of the seventy-three (73) land titles covering 5.43 hectares, more or less. Titles of the remaining lots are still subject to reconstitution as a result of the fire that gutted the Register of Deeds building on August 26, 2000.

On August 2, 2012, the Land Registration Administration (LRA) informed BCDA/PPMC that the following titles were issued with reconstitution orders: T-52521; T-52526; T-52530; T-52518; T-46198; T-52588. The LRA likewise informed BCDA that the rest of the TCT's with pending applications for reconstitution may have been damaged during the fire that destroyed the LRA office on July 22, 2011. PPMC will file the necessary documents in order to safeguard PPMC's rights to the properties.

Investment property-buildings represents finished capital expenditure projects such as provision of lighting at the industrial area and the relocation and replication of the Philippine Air Force (PAF) fence and guardhouse amounting to Php2,959,962.96 and Php3,716,084.60 respectively. These projects were already liquidated to BCDA on 11 February 2016 and 14 September 2016. However, BCDA will issue accounting instructions to PPMC to effect the liquidation in the books once the Certificate of Final Acceptance has been released by PPMC to the Contractors.

Construction in progress held in trust of P65,847,093.98 constitutes capital expenditure projects for the construction of a baywalk with events center, construction of main gate and airport fence which are being funded by BCDA. Upon completion, these projects together with relevant documents will be turned-over to BCDA and the corresponding advances granted to PPMC are liquidated.

#### **14. PROPERTY, PLANT AND EQUIPMENT (PPE)**

The details of this group of accounts consist of the following:

	<b>2020</b>	2019
Land Improvements	<b>276,082.12</b>	276,082.12
Infrastructure Assets	<b>516,605.02</b>	516,605.02
Buildings & Other Structures	<b>8,978,610.71</b>	8,978,610.71
Machinery and Equipment	<b>11,293,497.51</b>	11,214,072.51
Furniture, Fixtures and Books	<b>2,834,393.10</b>	2,592,033.10
Transportation Equipment	<b>10,516,397.02</b>	10,367,897.02
Total	<b>34,415,585.48</b>	33,945,300.48
Less: Accumulated Depreciation	<b>29,131,484.98</b>	28,453,053.92
Total	<b>5,284,100.50</b>	5,492,246.56

Property, plant and equipment pertain to assets acquired and are utilized and directly benefits PPMC which includes among others, properties such as buildings, furniture, fixtures, machineries, equipment and motor vehicles.

#### **15. INTANGIBLE ASSETS**

This account consists of computer software used by PPMC in its operations.

#### **16. OTHER ASSETS**

This account consists of accounts receivable held in trust by PPMC for BCDA amounting to P1,254,265.39. The accounts receivable-current of P244,540.89 refer to collectibles from airport users representing revenues generated within the Poro Point Freeport Zone held in trust by PPMC for BCDA while non-current trade receivables held in trust of P1,009,724.50 is long outstanding airport fees due from Ace Pilots Aviation Academy subject of a legal move to pursue collection in Court.

#### **17. ACCOUNTS PAYABLE**

This account represents the outstanding payables on purchases made from local suppliers and contractors.



## **18. INTRA-AGENCY PAYABLES**

Due to other funds refers to the provident fund premium contributions and loans payable. Provident premiums of PPMC employees correspond to 2.5% of their monthly salary and PPMC counterpart of 5% as provided under PPMC Policy No.011-2003. This will pool funds to serve as a financial facility to be utilized at some time in the future at more favorable terms and conditions. Provident loans payable refers to loans of PPMC employees to the Provident fund. The Board of Trustees approved the implementing guidelines for the Employees Provident Fund Loan Program on October 20, 2005.

Due to BCDA pertains to the earned revenues within the PPFZ held in trust by PPMC for BCDA. Collections there from are to be remitted to BCDA through the designated bank account. Part of this account is the long outstanding airport fees due from ACE Pilots Aviation Academy in the amount of P1,009,724.50 subject to a legal move to pursue collection in court; and the accounts receivable current of P244,540.89. This account also includes funds released by BCDA for capital expenditure projects such as construction of bay walk with events center, construction of main gate and airport fence per accounting instructions issued by BCDA. Upon completion of these construction projects, PPMC will liquidate the advances made by turning over the completed projects to BCDA.

## **19. TRUST LIABILITIES**

This account consists of trust liabilities and performance security payables. Trust liabilities refer to bid fees collected from bidders. Performance security payable is posted by a bidder to guarantee the faithful performance of its obligations of an awarded contract, which may be forfeited or refunded in accordance with RA 9184.

## **20. OTHER PAYABLES**

This account consists of bid bond payables, retention payables and miscellaneous payables. Bid bond or bid security is posted by a bidder as a guarantee that the latter will enter into contract with the procuring entity. Retention payable represents the amount due to the contractor which shall be due for release upon final acceptance of its works to PPMC.

## **21. DUE TO BCDA**

This account refers to the cash advances from BCDA for the acquisition of private lots within the Wallace Area.

## **22. CAPITAL STOCK**

The company was authorized to issue 800,000 shares at P100 cost per share. BCDA has approved an increase of authorized capital stock from PhP80 million to PhP300 million per letter dated May 4, 2012.

On October 15, 2014, PPMC wrote a letter to the Governance Commission for Government Owned and Controlled Corporation (GCG), requesting for the latter's endorsement/clearance/recommendation for the amendment of the Articles of Incorporation of PPMC prior to submission to the Securities and Exchange Commission (SEC) for approval. On October 27, 2014, GCG directed PPMC to submit documents to be used in the evaluation process of the latter's request. On November 2, 2016, PPMC submitted additional documents required by GCG in the evaluation process. Finally, on November 23, 2016, the GCG approved the request for increase in capitalization of PPMC. PPMC is now reviewing the request for increase in capitalization in coordination with BCDA.

### **23. EQUITY IN JOINT VENTURE**

The Pre-Incorporation Agreement entered into on September 24, 1999 by and between the Bases Conversion and Development Authority (BCDA) and John Hay Poro Point Development Corporation (JPDC) now, Poro Point Management Corporation (PPMC) and Bulk Handlers, Inc. (BHI), a corporation duly organized under Philippine laws, created a joint venture corporation under the name of Poro Point Industrial Corporation (PPIC).

Section 1, paragraph 1.02 of the Pre-Incorporation Agreement provides that the PPIC shall be organized for the principal purpose of undertaking the utilization, development, operation, management, and administration of the seaport and industrial areas as well as all reclamation works within the project area.

Section 1, paragraph 1.03 also provides that the authorized capital stock of PPIC shall initially be in the amount of P100,000,000. BCDA/PPMC shall subscribe to shares equal to P30,000,000 constituting thirty percent (30%) ownership of the total outstanding capital stock. On the other hand, BHI and/or its consortium shall subscribe to and fully pay for shares equal to P70,000,000.00 for a seventy percent (70%) ownership of the total outstanding capital stock of PPIC.

It was likewise provided under the terms of the Agreement that BHI shall fund the thirty percent (30%) equity participation of BCDA/PPMC in exchange for the leasehold rights over the project area and that BHI shall always fund the equity participation of BCDA/PPMC in the event the capital stock of PPIC is increased to avoid dilution of the BCDA/PPMC shares.

To date, PPMC's equity share amounts to P15,000,000.00 equivalent to fifteen percent (15%) of the total authorized and subscribed capital stock of PPIC.

### **24. MANAGEMENT FEES**

This account consists mainly of management fees. PPMC as estate manager of the PPFZ is compensated by BCDA in the form of OPEX fund releases corresponding to the budget for Personal Services (PS) and Maintenance and Other Operating Expenses (MOOE) of PPMC for the year. Such fund releases are recognized as estate management fees in the books of PPMC and are being released by BCDA at the start of the year.

It is noteworthy to mention that PPMC contributed P4,4500,000.00 from its Management Fee released by BCDA to the BAYANIHAN TO HEAL AS ONE ACT (R.A. NO. 11469) per GCG Memorandum Order No. 2020-04 dated April 13, 2020 to enable President Rodrigo Roa Duterte to effectively and prudently exercise the temporary authority granted to him under said R.A. No. 11469.

BCDA, as property owner is entitled to the revenues generated from the PPFZ which comprise of lease rentals, airport fees, gaming revenue share, share in the sale of real estate projects and regulatory fees.

For the year ending December 31, 2020, BCDA earned a total revenue of Php89,581,380.77, net of Php53,822,312.00 uncollectible PPIC account subject to litigation.

The entry of Thunderbird Pilipinas Hotels and Resorts, Inc, whose Casino opened for business on April 28, 2006, provided a significant share in the revenues generated. Total percentage share in net winnings of 3% amounted to Php30,719,112.00 for the year ending December 31, 2020. This amount represents variable income for BCDA/PPMC on top of the monthly fixed lease rentals of PhP1,797,646.25.

All collections accruing BCDA are deposited to BCDA's bank account.

## **25. MISCELLANEOUS INCOME**

This account consists of regulatory fees such as seaport dues and fees, import permits, local purchase permits, gate pass, building permit fees and other fees.

## **26. INCOME TAX EXPENSE**

For the CY 2020, PPMC cancelled its Certificate of Registration as locator of PPFZ as approved by the PPMC Board of Directors on April 29, 2020, because it became detrimental to PPMC. To effect the said cancellation of Certificate of Registration, PPMC amended its BIR Certificate of Registration (BIR form 2303) on June 17, 2020. PPMC is now paying the normal tax rate of 25% on its income.

## **27. ADVERTISING, PROMOTIONAL AND MARKETING EXPENSES**

This account consists of advertisement to various media infrastructures, sponsorship to marketing events, procurement of marketing collaterals, membership in the Philippine Investment Promotion Plan (PIPP), participation in local expositions and various marketing events conducted inside the Poro Point Freeport Zone such as the Sillag Festival of Lights and promotion of the Baywalk Events Center.

## **28. OTHER MAINTENANCE AND OTHER OPERATING EXPENSES**

This account consists of:

	<b>2020</b>	2019
SP-ISO Certification	<b>69,000.00</b>	18,300.00
SP-Corporate Social Responsibility	<b>198,259.83</b>	223,796.00

SP-COVID-19 Expenses	<b>963,402.45</b>	-
SP-Sillag Expense	-	4,079,133.41
SP-Gender and Development	-	275,426.92
SP-Annual Report	-	87,500.00
SP-Trade Mission	-	32,815.52
<b>Total Other MOOE</b>	<b>1,230,662.28</b>	<b>4,716,971.85</b>

One of the items under special projects is the Sillag Festival or Poro Point Festival of Lights which is an annual festival launched by PPMC on April 28, 2012. The festival focuses on the Poro Point Lighthouse which is being promoted by PPMC as an integral component of the tourism development inside the PPFZ. The festival aims to attract domestic and foreign tourists to create a mass market to encourage business and tourism inside the PPFZ as well as the City of San Fernando and the rest of the Province of La Union.

Special projects also included community development or inclusive growth which is paramount to PPMC. Alongside the development efforts and creation of business opportunities in the PPFZ, PPMC pursued community development projects to improve the quality of life of the impact communities. PPMC HELPS was institutionalized as PPMC's vehicle to implement Corporate Social Responsibility Program. HELPS stands for the various components of the program – health, education/environment, livelihood program and strengthening linkages.

Also part of the special projects is the trade mission to provide an opportunity to showcase and promote the PPFZ as an investment destination in the Philippines. Trade missions also provide an avenue for PPMC to explore business opportunities as well as get insights on the developments and trends in the markets of Asia and other countries.

## 29. RETAINED EARNINGS

Correction of Prior Year's Errors charged to Retained Earnings as of December 31, 2020 are shown below:

Date	Reference	Particulars	Amount
1/31/2020	JV 6123, 6195, 6530	Prior years' expenses	-11,593.50
1/31/2020	JV 6200	Stakeholder Satisfaction Survey fee for CY 2018	-213,435.00
2/7/2020	JV 6533	Monetization of leaves of Mr. Aquino	-357,740.87
2/18/2020	JV 6618	Audit fee for March & May 2019	-225,083.50
2/29/2020	JV 6204, 6537, 6562	Prior years' expenses	-62,729.88
3/9/2020	APV 2136	Monetization of leaves of Mr. Caringal	-168,437.82
3/31/2020	Various ref.	Prior years' expenses	-62,320.00
5/6/2020	JV 7571	Retirement/monetization of leaves of Mr. Joselito V. Galvez	-411,657.95

5/6/2020	JV 7572	Retirement/monetization of leaves of Mr. Antonio D. Marquez	-340,798.30
5/6/2020	JV 7573	Retirement/monetization of leaves of Mr. Lilito J. Membrene	-532,253.54
5/6/2020	JV 7574	Retirement/monetization of leaves of Ms. Leonida G. Garcia	-113,173.25
5/6/2020	JV 7575	Retirement/monetization of leaves of Mr. Rolando T. Carino	-186,043.36
5/31/2020	JV 7595	Adjustment of SSS/Pag-ibig Contributions	-100,340.00
6/5/2020	JV 7811	Receipt of funds from BCDA for the retirement pay/monetization of leaves of employees who retired prior to CY 2020.	450,325.00
6/9/2020	JV 7632	Monetization of leaves of Engr. Corpuz	-407,677.71
6/30/2020	JV 7634/7686	Prior year's expenses (newspaper/advertisement)	-29,937.30
6/30/2020	JV 7834	Prior year's expenses (Human Resource Information System)	-56,550.00
7/29/2020	JV 7928-7930	Monetization of leave credits of employees of prior years	-1,057,107.40
8/13/2020	JV 8036	Monetization of leaves of Mr. Sarmiento	-19,084.74
8/19/2020	JV 8065	Prior year's expenses (BOD meals)	-1,142.00
9/30/2020	JV 8437	Prior year's expenses (Cost of check booklet)	-6,000.00
9/30/2020	JV 8437	Miscellaneous deposits (prior year)	13,000.00
10/31/2020	JV 8789	Misc. income (prior year)	11.90
11/30/2020	JV 2824	Monetization of leaves of Mr. Valido	-47,434.05
11/30/2020	JV 2553	Prior year's adjustments	1,142.00
12/31/2020	JV 9468	Accrual of PBB of employees for CY 2017	-1,142,008.10
12/31/2020	JV 9092-9248	Monetization of leave credits of employees of prior years	-467,429.82
12/31/2020	Various JVs	Prior year's adjustments	237,066.08
12/31/2020	JV 10567	Reversal of monetization of leaves of employees charged to retained earnings	2,524,912.31
		<b>TOTAL</b>	<b>-2,793,520.70</b>

For the dividends due for CY 2019 amounting to Php33,139,763.72 which was based on the 50% of GROSS INCOME EARNED (GIE), PPMC requested for a downward adjustment in dividend rate to the Department of Finance per letter dated April 30, 2020.

### 30. STATUS OF PENDING LITIGATIONS

CASE	STATUS/UPDATE
<p>1. PPMC vs. Ace Pilots Aviation Academy, Inc. Civil Case No. 9007 Collection of Sum of Money PhP1,031,258.80</p>	<p>-The Honorable Court issued a Notice of Garnishment on July 11, 2018 and served upon BPI and BDO head offices, Makati on July 17, 2018 and July 19, 2018 respectively. BPI and BDO in their reply dated 19 July 2018, stated that the defendant had no account with their bank.</p>
<p>2. BCDA/PPMC vs. Lepanto Consolidated Mining Co. and Shipside Incorporated Re: Expropriation Cases (for eminent domain)</p>	<p>-Defendants filed a petition for Certiorari from the decision of the Court of Appeals to remand the case to the trial court. The case is pending in the Supreme Court. PPMC is waiting for an update from the Office of the Solicitor General (OSG) and Office of the Government Corporate Counsel (OGCC) as the handling and statutory counsel. No feedback yet from OGCC.</p>
<p>3. Bulk Handler's Inc. (BHI), Moran, Tan, Venturina and Poro Point Industrial Corporation (PPIC) vs. BCDA and PPMC Re: Petition for Injunction brought under the Interim Rules of Procedure Governing Intra-Corporate Controversies (to prevent implementation of PPMC Resolution No. 2006-01-10 declaring the Pre-Incorporation Agreement null and void <i>ab initio</i>.)</p>	<p>-BCDA opted to wait for the final decision of the higher court and did not approve the proposal to enter into a compromise agreement with BHI. The case is pending in the Supreme Court where BCDA elevated the adverse decision of the Court of Appeals. PPMC is waiting for an update from the Office of the Solicitor General (OSG) and Office of the Government Corporate Counsel (OGCC) as the handling and statutory counsel. No feedback yet from OGCC.</p>
<p>4. PPMC vs. Poro Exim Corporation Re: Collection of Sum of Money with damages.</p>	<p>-PPMC filed in court, RTC Branch 26, City of San Fernando, La Union. Summon was served to defendants on 23 November 2018. Mediation failed in Court Annexed Mediation (CAM). Hearing was set for mediation before RTC Branch 26, City of San Fernando, La Union on July 2, 2019. Judicial Dispute Resolution (JDR) is scheduled on February 5, 2020 after several postponements. PPMC presented its first witness on January 8, 2021. Next hearing was set on January 29, 2021.</p>