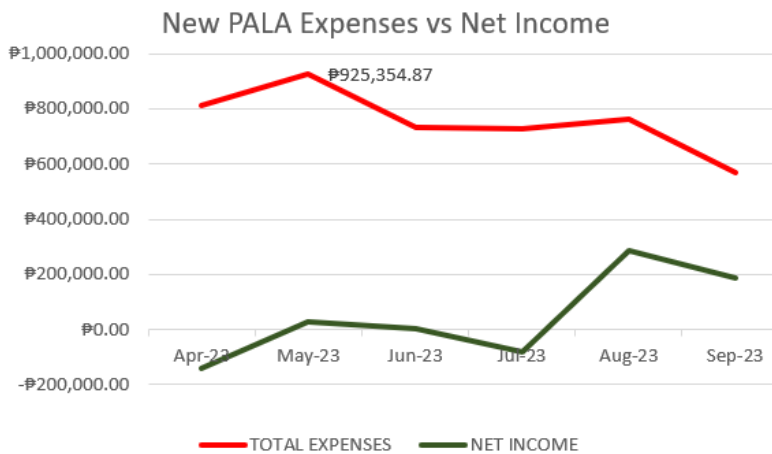




Dear Pulu Amsic Residents,

It has been 3 months since my last money matters report and since then we have witnessed the following changes as evidenced by the monthly cash flow the office is issuing at the end of each month. Once we sat on the board, together with the finance committee members, we have worked on bringing down the expenses wherever we can, so we would not have to resort to raising the monthly dues. Below is a chart reflecting the 6 months expenses:



As the chart shows, when we took the reins, we inherited a monthly expense for May of nearly 1 million pesos. For the next four months thereafter, we have been examining each expense and taking actions to reduce those big expenses. For example in May, we were locked in to paying a monthly garbage collection fee of P90,000. We have since be able to negotiate a new deal with the Barangay whereby our new rate is P40,000/month.

Another area where we have been successful in reducing our monthly expenses is our water usage. Our monthly water bill for April and May averaged P56k. For the last two months, August and September, it averaged P13k. It's still too high, but it's a big improvement.

Moving on to the collection of delinquent homeowners' fees, we have made some progress but not nearly as much as we hoped to make. PALA and you, the members of this association, are owned around P4M and we are still having a difficult time to contact some of the lot owners, especially those whose lots remain vacant. As I mentioned in my last Money Matters, cleaning and caring for the vacant lots consumes most of the efforts of our maintenance team and drives the most expense to our association. Last month this board of directors voted to remove the discounted monthly rate that was being applied to the vacant lots. All lots will now be charged the same monthly rate, 7P/square meter. We are still trying to find ways on making the dues collection more efficient. One suggestion was to impose compounding interest penalties for late payments.



While striving to cut costs and improve collections, your board is also focused on making improvements for the betterment of our residents. Improvements in the collections will provide the needed funding to make our subdivision even better. From the attached statements, you may have noticed that we have funded P80k for new lawn care equipment and safety gear for the workers. The existing equipment was mostly beyond repair



and/or dangerous to operate. Additional equipment is needed, but with this minimal new equipment, our maintenance team was able to resume the grass cutting.

Now, have you noticed that there is a mammoth pile of palm tree leaves and branches being collected at the side of the clubhouse and next to the perimeter wall? In the coming months we will be spending to get rid of that unsightly huge pile of debris. The board has agreed to spend P120,000 for the purchase of a commercial grade chipper/shredder for the subdivision. In case you are unaware, each month our maintenance team collects, hauls and stockpiles the fallen branches from the hundreds of palm trees lining our streets. Currently the only way to rid the subdivision of the branches is to haul them to a landfill at a cost of P5000-P6000 per truck load. In some past months, we have spent as much as P50,000 to haul 10 truckloads out of the subdivision. By purchasing this chipper/shredder we will be able to shred those branches for our own landscaping use and eliminate the need to truck them to a landfill.

On the horizon, we must also fund new equipment for our swimming pool. Our filters are in dire need of replacement. They are no longer effective in clearing the water and as a result we are spending much more on chemicals and chlorine. Our plan is to replace both filters with sand filters. The estimated cost is between P150k-P200k. We intend to purchase these filters this month.

Another expense that I want to make you aware of is the purchase of HOA software for our subdivision. This software, expected to be ready this month, will be integrated into the PALA website and will give each lot owner online access to financial statements for his/her property. You will be able to visit the website and obtain your monthly statement of account and also view the history of your payments. It also has features for sending reminds for overdue accounts. We are hoping it will help with the collections. The total cost of the system is P105,000. The first payment of P61,200 was already paid and accounted for in the August expenses.

Thank you for your time. I invite all of you to become an active member of the community and together help us make our subdivision better. Hope to see you all at the Halloween party and never forget "Money Matters".

Respectfully,

Roselle
Treasurer



MONEY MATTERS

ATTACHMENT "A" PALA CASH FLOW STATEMENT FOR SEPTEMBER 2023

PULU AMSIC LOT OWNERS ASSOCIATION
CASH FLOW STATEMENT
September 2023

COLLECTIONS (Sept. 01 - 30,2023) :		
MONTHLY DUES	623,799.50	
Advance Payment Monthly dues	74,755.00	
Unknown Remittance	2,687.00	
STICKER	37,000.00	
Clubhouse Rental	7,000.00	
Clubhouse Rental Deposit	10,000.00	
TOTAL COLLECTIONS		755,241.50
Less : EXPENSES		
CLEANING SUPPLIES(trash bag& scoth bright)	1,132.00	
ELECTRICITY Bill September 2023	62,032.73	
WATER Bill August 2023	15,378.03	
GARBAGE PAYMENT August 2023	40,000.00	
OFFICE Expenses (see itemized disbursement)	7,305.00	
REPAIR & MAINTENANCE - MACHINERY EQUIPMENT (see itemized disbursement)	19,211.00	
REPAIR & MAINTENANCE - SWIMMINGPOOL (see itemized disbursement)	3,500.00	
SALARIES - MAINTENANCE (Sept. 01- 31,2023)	89,424.00	
SALARIES - ADMIN (Sept 1-31,2023)	24,205.00	
PAG-IBIG FUND Contributions August 2023)	830.60	
PHILHEALTH Contributions (August 2023)	1,410.00	
SSS CONTRIBUTION (August 2023)	10,440.00	
SSS LOAN PAYABLE (August 2023)	3,250.00	
	2,000.00	
RETAINERS FEE - L.A DE JESUS & ASSOCIATES (August 2023)		
TRANSPORTATION EXPENSE(LA De Jesus August 2023)	200.00	
SECURITY SERVICE PAYMENT		
Aug. 16-31,2023 P 106,626.42		
Sept. 01-15, 2023 P 106,601.42	213,227.84	
TOOLS & EQUIPMENT - (see itemized disbursement)	80,828.00	
TRANSPORTATION EXPENSE	1,300.00	
Clubhouse Rental Deposit (Evangeline Gray)	5,000.00	
Construction Bond Refund (Romalyn Roney)	25,000.00	
Construction Bond Refund (Fenalon Chan)	25,000.00	
TOTAL EXPENSE		630,674.20
Net income		124,567.30
Actual Bank Balance As of August 31,2023	2,385,892.55	
Add : September 2023 statement (<i>Net income</i>)	124,567.30	
Add. Bank Interest Gain As of September 2023	98.06	
Bank balances as of September 2023		2,510,557.91
Less:		
Construction Bond	1,310,000.00	
Clubhouse Rental Deposit	10,000.00	1,320,000.00
Difference (Advance payment / Bank interest gain)		1,190,557.91



ATTACHMENT "B" PALA CASH FLOW STATEMENT FOR AUGUST 2023

PULU AMSIC LOT OWNERS ASSOCIATION
CASH FLOW STATEMENT
AUGUST 2023

COLLECTIONS (August 01 - 31,2023) :		
MONTHLY DUES	798,530.50	
Advance Payment Monthly dues	205,798.00	
Unknown Remittance	27,685.00	
STICKER	5,950.00	
Clubhouse Rental	5,000.00	
Clubhouse Rental Deposit	5,000.00	
TOTAL COLLECTIONS	5,000.00	1,047,963.50
 Less : EXPENSES		
CLEANING SUPPLIES(soap powder, mop head)	908.00	
ELECTRICITY Bill	159,721.50	
July 2023 - P81,452.80		
August 2023 P 78,268.70		
INTERNET Bill July and August 2023	4,010.00	
WATER Bill July 2023	11,394.74	
GARBAGE PAYMENT July 2023	40,000.00	
OFFICE Expenses (see itemized disbursement)	68,950.00	
REPAIR & MAINTENANCE - MACHINERY EQUIPMENT (see itemized disbursement)	16,984.00	
REPAIR & MAINTENANCE - SWIMMINGPOOL (see itemized disbursement)	12,300.00	
SALARIES - MAINTENANCE (August 01- 31,2023)	94,566.00	
SALARIES - ADMIN (August 1-31,2023)	24,205.00	
13th Month - Shiela Mae	6,792.00	
PAG-IBIG FUND Contributions July 2023)	1,410.00	
PHILHEALTH Contributions (May -June 2023)	3,347.20	
SSS CONTRIBUTION (July 2023)	10,440.00	
SSS LOAN PAYABLE (July 2023)	22.12	
RETAINERS FEE - LA DE JESUS & ASSOCIATES (July 2023)	2,000.00	
TRANSPORTATION EXPENSE(LA De Jesus July 2023)	200.00	
SECURITY SERVICE PAYMENT	213,267.84	
July 16-31,2023 P 106,666.42		
Aug. 01-15, 2023 P 106,601.42		
TOOLS & EQUIPMENT - (see itemized disbursement)	3,500.00	
TRANSPORTATION EXPENSE	800.00	
RETAINERS FEE& Appearance fee Valerio Chan & Onofre Law Office (June 2023)	25,000.00	
Clubhouse rental deposit Refund (Rhinna Castro)	3,300.00	
Construction Bond Refund (Rafael Del Risario)	30,000.00	
Construction Bond Refund (Ma. Hyacinth Ejercito)	30,000.00	
TOTAL EXPENSE	763,118.40	
 Net income		284,845.10
 Actual Bank Balance As of July 31,2023	2,100,956.43	
Add : August 2023 statement (<i>Net Income</i>)	284,845.10	
 Bank balances as of August 2023	2,385,801.53	
 Less:		
Construction Bond	1,360,000.00	
Clubhouse Rental Deposit	5,000.00	1,365,000.00
 Difference (Advance payment / Bank interest gain)		1,020,801.53



MONEY MATTERS

ATTACHMENT "C" PALA CASH FLOW STATEMENT FOR JULY 2023

PULU AMSIC LOT OWNERS ASSOCIATION
CASH FLOW STATEMENT
JULY 2023

COLLECTIONS (JULY 1 - 31,2023) :		
MONTHLY DUES	389,957.00	
Advance Payment Monthly dues	113,025.00	
Unknown Remittance	26,117.00	
STICKER	11,350.00	
Clubhouse Rental	5,000.00	
Clubhouse Rental Deposit	5,000.00	
ROAD USERS FEE	15,000.00	
PROCESSING FEE	6,000.00	
CONSTRUCTION BOND	75,000.00	
TOTAL COLLECTIONS		646,449.00
 Less : EXPENSES		
CLEANING SUPPLIES(Broomstick -900, trash bag - 1200,Gloves-700)	2,800.00	
DRINKING WATER	70.00	
ELECTRICITY Bill	87,787.84	
GARBAGE PAYMENT June 2023	40,000.00	
GAS&DIESEL,2T OIL	10,222.00	
INTERNET Bill	2,010.00	
OFFICE Expenses shirt for uniform	4,630.00	
REPRESENTATION EXPENSE - (MEET & GREET) TABLE & CHAIRS RENTAL, Prizes for Games	6,092.00	
REPAIR & MAINTENANCE - MACHINERY EQUIPMENT - KOBOTA TIRE REPAIR -250	250.00	
REPAIR & MAINTENANCE - SWIMMINGPOOL (2 DRM CHLORINE - 8,500,Super Blue-5000,Soda Ash 3000	16,500.00	
SALARIES - MAINTENANCE (June 30- July 31,2023)	96,735.00	
SALARIES - ADMIN (July 1-30,2023)	28,855.00	
PAG-IBIG FUND Contributions (May -June 2023)	2,820.00	
PHILHEALTH Contributions (May -June 2023)	6,597.20	
SSS CONTRIBUTION (May -June.2023)	20,880.00	
SSS LOAN PAYABLE (May June.2023)	2,523.58	
RETAINERS FEE - L.A DE JESUS & ASSOCIATES (June.2023)	4,000.00	
TRANSPORTATION EXPENSE(LA De Jesus)	400.00	
SECURITY SERVICE PAYMENT (JUNE 16- July 15,2023)	274,493.94	
TOOLS & EQUIPMENT - (1 PACK NYLON GRASS CUTTER,- 900, drill & hook-190	1,090.00	
Streethlights Maintenance -light bulbs	19,492.50	
TRANSPORTATION EXPENSE	1,350.00	
WATER Bill	31,836.69	
Construction Bondd Refund(Ariel Austria)	60,000.00	
CLUBHOUSE RENATAL DEPOSIT REFUND (Maria Lizez Lames)	5,000.00	
TOTAL EXPENSE		726,435.75
Net Loss		(79,986.75)
 Actual Bank Balances (June 2023)		
		2,180,943.18
Less : July 2023 statement (Net Loss)		(79,986.75)
Bank Balances as of July 31,2023		2,100,956.43
Less :		
Construction Bond (as of July 31,2023)	1,420,000.00	
Clubhouse Rental Deposit	5,000.00	(1,425,000.00)
Advance payment / Bank interest gain		675,956.43