

CBR EMPLOYEES
CO-OPERATIVE HOUSING SOCIETY LIMITED.
BALANCE SHEET
AS AT 30TH JUNE, 2023

	Note	30.06.2023 (RUPEES)	30.06.2022 (RUPEES)
<u>CAPITAL & LIABILITIES</u>			
Share Capital	2	11,541,578	10,849,682
Accumulated Deficit		(78,972,374)	(80,130,803)
<u>MEMBERS' DEPOSITS</u>			
Applicant Deposit	3	17,915,200	17,915,200
Members Deposits Phase I	4	1,191,940,092	1,136,560,436
Members Deposits Cost of Land Phase-II	5	3,063,615,779	3,052,545,921
Member Deposits Development Charges Phase II	6	1,734,475,355	1,718,616,625
Member Deposits Electric Charges Phase II	7	71,677,261	48,245,206
Member Deposits Gas Charges Phase II	8	20,430,691	13,677,565
Member Deposits Right of way Charges Phase II	9	55,093,377	39,575,766
Member Deposits Commercial Plots II	10	468,045,057	401,261,611
Member Deposits Town Planning Phase II	11	8,595,217	3,543,052
Member Deposit Special Charges Phase II	12	21,942,367	19,809,623
Other Member Deposits Phase II	13	31,431,338	30,220,919
Masjid Fund	15	18,571,036	18,111,235
Total Deposits From members		6,703,732,770	6,500,083,159
<u>Current Liabilities</u>			
Retention Security	16	39,766,112	37,329,602
Accounts Payable	17	8,588,880	8,685,252
Gratuity Payable	18	33,638,645	28,403,731
Other Payables	19	16,205,219	6,661,545
		98,198,857	81,080,131
Total	Rs.	6,734,500,830	6,511,882,168
<u>PROPERTY & ASSETS</u>			
Fixed Assets	20	31,146,275	40,151,021
Intangibles	21	645,750	250,000
Cost of Land Phase-I	22	97,640,665	97,640,665
Development of land Phase-I	23	1,304,630,168	1,226,466,854
Right of way Phase-I	24	33,826,369	33,826,369
Construction of Masjid Phase-I	25	13,554,313	13,554,313
Land Possession Phase-I	26	168,350,000	168,350,000
Cost of Land Phase-II	27	2,669,925,410	2,561,481,100
Development of land Phase-II	28	1,257,557,638	1,218,258,168
Right of way Phase II	29	72,440,603	70,000,000
Construction of Masjid Phase II	30	2,000,000	2,000,000
Cost of Land - Mandra	31	123,728,405	52,480,405
		5,743,653,571	5,444,057,874

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Secretary



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President

	Note	30.06.2023 (RUPEES)	30.06.2022 (RUPEES)
Current Assets			
Land Advances Ph-I	32	3,653,100	3,653,100
Land Advances Ph-II	33	629,298,329	807,450,765
Advances & Deposits	34	157,999,688	110,421,842
Receivables from Members	35	110,379,460	45,797,153
Advance Tax	36	49,071,231	46,117,206
Staff Advances	37	3,513,935	3,052,836
Cash at Bank	38	2,327,796	9,684,250
Cash in Hand	39	2,811,697	1,246,120
		959,055,235	1,027,423,273
Total	Rs.	6,734,500,830	6,511,882,168

Nasir Ahmad
Secretary



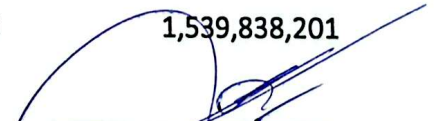
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President

CBR EMPLOYEES
CO-OPERATIVE HOUSING SOCIETY LIMITED.
BALANCE SHEET PHASE I
AS AT 30TH JUNE, 2023

	Note	30.06.2023 (RUPEES)	30.06.2022 (RUPEES)
<u>CAPITAL & LIABILITIES</u>			
<u>Share Capital</u>	2	5,565,600	5,350,271
<u>Accumulated Deficit</u>		(25,271,204)	(24,127,051)
Loan from Phase II		508,937,137	505,430,466
<u>MEMBERS' DEPOSITS</u>			
Members Deposits Phase I	4	1,191,940,092	1,136,560,436
Masjid Fund	15	8,377,776	8,287,643
Total Deposits From members		1,200,317,868	1,144,848,079
<u>Current Liabilities</u>			
Retention Security	16	4,949,472	3,785,792
Accounts Payable	17	2,050,349	50,349
Gratuity Payable	18	19,906,292	16,267,807
Other Payables	19	9,696,990	2,381,748
		36,603,103	22,485,696
Total	Rs.	1,726,152,504	1,653,987,461
<u>PROPERTY & ASSETS</u>			
Fixed Assets	20	21,707,066	30,805,648
Intangibles	21	645,750	250,000
Cost of Land Phase-I	22	97,640,665	97,640,665
Development of land Phase-I	23	1,304,630,168	1,226,466,854
Right of way Phase-I	24	33,826,369	33,826,369
Construction of Masjid Phase-I	25	13,554,313	13,554,313
Land Possession Phase-I	26	168,350,000	168,350,000
		1,618,001,515	1,539,838,201


Secretary




President

	Note	30.06.2023 (RUPEES)	30.06.2022 (RUPEES)
Current Assets			
Land Advances Ph-I	32	3,653,100	3,653,100
Advances & Deposits	34	32,722,252	36,249,004
Receivables from Members	35	44,867,571	39,385,000
Staff Advances	37	1,307,535	1,305,271
Cash at Bank	38	490,297	1,255,118
Cash in Hand	39	2,757,420	1,246,120
		85,798,175	83,093,614
Total	Rs.	1,726,152,504	1,653,987,461

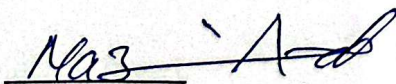
Mazhar Ahmad
Secretary



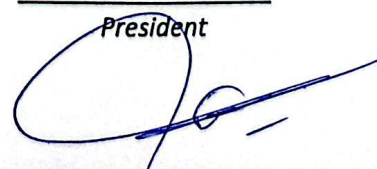
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President

CBR EMPLOYEES
CO-OPERATIVE HOUSING SOCIETY LIMITED.
BALANCE SHEET PHASE II
AS AT 30TH JUNE, 2023

	Note	<u>30.06.2023</u> <u>(RUPEES)</u>	<u>30.06.2022</u> <u>(RUPEES)</u>
<u>CAPITAL & LIABILITIES</u>			
Share Capital	2	5,975,978	5,499,411
Accumulated Deficit		(53,701,170)	(56,003,752)
<u>MEMBERS' DEPOSITS</u>			
Applicant Deposit	3	17,915,200	17,915,200
Cost of Land Phase-II	5	3,063,615,779	3,052,545,921
Development Charges Phae-II	6	1,734,475,355	1,718,616,625
Electric Charges Phase II	7	71,677,261	48,245,206
Gas Charges Phase II	8	20,430,691	13,677,565
Right of way Charges Phase II	9	55,093,377	39,575,766
Commercial Plots II	10	468,045,057	401,261,611
Town Planning Phase II	11	8,595,217	3,543,052
Special Charges Phase II	12	21,942,367	19,809,623
Other Member Deposits Phase II	13	31,431,338	30,220,919
Masjid Fund	15	10,193,260	9,823,592
Total Deposits From members		5,503,414,902	5,355,235,080
<u>Current Liabilities</u>			
Retention Security	16	34,816,640	33,543,810
Accounts Payable	17	6,538,531	8,634,903
Gratuity Payable	18	13,732,353	12,135,924
Other Payables	19	6,508,230	4,279,797
		61,595,754	58,594,434
Total	Rs.	5,517,285,463	5,363,325,171
<u>PROPERTY & ASSETS</u>			
Fixed Assets	20	9,439,209	9,345,373
Loan to Phase I		508,937,137	505,430,466
Cost of Land Phase-II	27	2,669,925,410	2,561,481,100
Development of land Phase-II	28	1,257,557,638	1,218,258,168
Right of way Phase II	29	72,440,603	70,000,000
Construction of Masjid Phase II	30	2,000,000	2,000,000
Cost of Land - Mandra	31	123,728,405	52,480,405
		4,125,652,056	3,904,219,673


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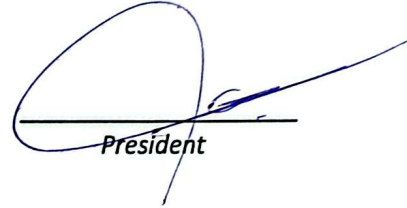

President

	Note	30.06.2023 (RUPEES)	30.06.2022 (RUPEES)
Current Assets			
Land Advances Ph-II	33	629,298,329	807,450,765
Advances & Deposits	34	125,277,436	74,172,838
Receivables from Members	35	65,511,889	6,412,153
Advance Tax	36	49,071,233	46,117,206
Staff Advances	37	2,206,400	1,747,565
Cash at Bank	38	1,837,499	8,429,132
Cash in Hand	39	54,277	-
		873,257,062	944,329,659
Total	Rs.	5,517,285,463	5,363,325,171



Secretary





President

CBR EMPLOYEES CO-OPERATIVE HOUSING SOCIETY LTD. ISLAMABAD

INCOME & EXPENDITURE ACCOUNT
FOR THE PERIOD FROM 1ST JULY 2022 TO 30TH JUNE, 2023

	Year Ended			Year Ended		
	30.06.2023			30.06.2022		
	Phase I (Rupees)	Phase II (Rupees)	Total (Rupees)	Phase I (Rupees)	Phase II (Rupees)	Total (Rupees)
INCOME						
Banks profit	226,749	292,412	519,161	789,424	869,292	1,658,716
Membership fee	460,000	165,000	625,000	500,667	1,140,645	1,641,312
Possession Charges	826,762	4,128,889	4,955,651	498,735	2,074,605	2,573,340
Security Charges	828,780	949,061	1,777,841	144,500	1,113,835	1,258,335
Security/Non Utilization Charges	14,025,011	-	14,025,011	23,301,907	-	23,301,907
Security/Horticulture Charges	-	24,835,702	24,835,702	-	-	-
Surcharge on Delayed Payments	-	35,701,036	35,701,036	-	-	-
Project Promotion Charges	-	903,517	903,517	-	523,176	523,176
Monthly Charges from Residents	28,945,228	-	28,945,228	22,842,436	-	22,842,436
Transfer Fee	15,875,500	10,799,500	26,675,000	13,331,370	25,511,750	38,843,120
Map Fee/NOC Fee	1,024,867	135,000	1,159,867	2,580,691	85,000	2,665,691
Affiliation Fee	1,043,290	-	1,043,290	2,344,105	-	2,344,105
Commercialisation fee	17,142,000	-	17,142,000	700,000	-	700,000
Processing Charges	484,920	240,000	724,920	478,600	451,000	929,600
Water Connection/supply Charges	1,729,200	-	1,729,200	1,454,846	19,000	1,473,846
Penalty Charges/ 15% Surcharge	284,751	-	284,751	100,000	2,294,883	2,394,883
Completion Fee	337,797	-	337,797	392,303	-	392,303
Verification of Building Lines	40,000	-	40,000	39,300	-	39,300
Violation Charges	-	-	-	183,000	-	183,000
Other Income	11,297,400	182,600	11,480,000	428,737	155,700	584,437
Total Income	94,572,255	78,332,717	172,904,972	70,110,621	34,238,886	104,349,507

EXPENDITURE

Salaries & Wages	22,232,163	30,255,490	52,487,653	12,971,509	23,005,891	35,977,400
Salaries Security Staff	14,391,170	12,553,584	26,944,754	10,682,969	6,026,976	16,709,945
Gratuity Expense	4,530,769	2,789,429	7,320,198	5,474,376	3,121,413	8,595,789
Security Guard Expense	1,194,835	181,470	1,376,305	946,878	160,200	1,107,078
Staff welfare Expense	228,567	175,830	404,397	127,800	397,911	525,711
Advertisement & Publicity Expense	1,531,404	1,000,905	2,532,309	1,051,102	1,441,277	2,492,379
Events Expense	117,480	175,000	292,480	239,870	25,000	264,870
Bank Service Charges	57,137.12	47,325.79	104,463	25,224	8,981	34,205
Computer Expenses	427,236	92,040	519,276	273,320	177,471	450,791
Staff Meal & entertainment expenses	3,490,341	6,020,258	9,510,599	3,491,432	1,818,568	5,310,000
Vehicle Running and Maintenance	1,071,523	6,041,267	7,112,790	520,817	2,702,710	3,223,527
Legal & Professional charges	485,900	2,044,830	2,530,730	817,500	4,076,400	4,893,900
Postage & courier	17,308	106,949	124,257	14,461	26,620	41,081
Office Rentals	-	2,900,000	2,900,000	-	1,257,151	1,257,151
Repair & maintenance General	165,520	-	165,520	489,554	101,670	591,224
Stationery & Printing	550,478	753,207	1,303,685	454,657	630,961	1,085,618
Travelling Expenses	-	12,745	12,745	-	72,000	72,000
Utilities	1,349,098	295,250	1,644,348	152,454	1,416,678	1,569,132
Electricity Bills Sites	30,402,086	5,426,652	35,828,738	20,653,573	4,804,831	25,458,404
Janatorial Expenses	2,872,365	-	2,872,365	2,977,310	-	2,977,310
Repair & maintenance Site Expenses	5,224,491	756,942	5,981,433	7,146,239	932,774	8,079,013



	Year Ended			Year Ended		
	30.06.2023			30.06.2022		
	Phase I (Rupees)	Phase II (Rupees)	Total (Rupees)	Phase I (Rupees)	Phase II (Rupees)	Total (Rupees)
Horticulture and land scapping	514,885	436,727	951,612	609,777	508,666	1,118,443
Water Supply Expenses	2,465,589	600,480	2,588,308	2,780,813	50,040	2,830,853
Depreciation Expense	1,637,140	2,089,925	3,727,065	2,634,846	938,141	3,572,987
Amortization Expense	39,244	32,506	71,750	-	-	-
Other Expense	719,678	1,241,324	2,438,763	106,218	149,643	255,861
Total Expenditure	95,716,408	76,030,136	171,746,543	74,642,698	53,851,973	128,494,672
Surplus/ (Deficit) for the year	(1,144,153)	2,302,582	1,158,429	(4,532,077)	(19,613,087)	(24,145,165)
Prior year adjustment	-	-	-	-	-	-
Surplus/(Deficit) brought forward	(24,127,051)	(56,003,752)	(80,130,803)	(19,594,973)	(36,390,665)	(55,985,638)
Accumulated Deficit transfer to Balance Sheet	(25,271,204)	(53,701,170)	(78,972,374)	(24,127,051)	(56,003,752)	(80,130,803)

Nasir Ahmad

Secretary



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President

CBR EMPLOYES COOPERATIVE HOUSING SOCIETY LTD.

FIXED ASSETS SCHEDULE

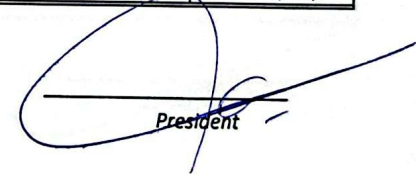
AS AT 30TH JUNE, 2023

Operating Fixed Assets - Tangible

Particulars	Cost				Rate	Depreciation				
	As on July 01, 2022	Additions	(Disposal of Assets)	As on June 30, 2023		As on July 01, 2022	On assets disposed off during the year	Depreciation For the Period	Total as on June 30, 2023	Written down value as on June 30, 2023
Land	8,325,000		(8,325,000)	-						
Buildings	28,529,244	-	-	28,529,244	5%	6,612,496	-	1,095,837	7,708,333	20,820,911
Vehicles	11,647,245	121,500	-	11,768,745	20%	8,188,374	-	716,074	8,904,448	2,864,297
Machinery and Equipment	3,765,144	228,400	-	3,993,544	15%	2,738,644	-	188,235	2,926,879	1,066,665
Computer & Accessories	4,630,505	2,468,984	-	7,099,489	30%	3,200,035	-	1,169,836	4,369,871	2,729,618
Furniture & Fixture	6,111,944	125,200	-	6,237,144	15%	3,539,228	-	404,687	3,943,915	2,293,229
Electric Equipment	2,556,925	103,235	-	2,660,160	10%	1,136,210	-	152,395	1,288,605	1,371,555
Total 30.06.2023	65,566,007	3,047,319	(8,325,000)	60,288,326		25,414,986	-	3,727,065	29,142,051	31,146,275
Total 30.06.2022	62,626,372	2,939,635	-	65,566,007		21,841,999	-	3,572,987	25,414,986	40,151,021


Secretary

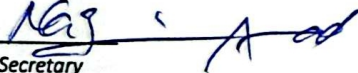



President

CBR EMPLOYES COOPERATIVE HOUSING SOCIETY LTD.
FIXED ASSETS SCHEDULE
AS AT 30TH JUNE, 2023

PHASE I

Particulars	Cost				Rate	Depreciation				
	As on July 01, 2022	Additions	(Disposal of Assets)	As on June 30, 2023		As on July 01, 2022	On assets disposed off during the year	Depreciation For the Period	Total as on June 30, 2023	Written down value as on June 30, 2023
Land	8,325,000		(8,325,000)	-						
Buildings	24,854,244	-	-	24,854,244	5%	5,375,566	-	973,934	6,349,500	18,504,744
Vehicles	2,793,061	-	-	2,793,061	20%	2,129,632	-	132,686	2,262,318	530,743
Machinery and Equipment	2,698,884	32,500	-	2,731,384	15%	2,167,914	-	84,520	2,252,435	478,949
Computer & Accessories	521,985	602,623	-	1,124,608	30%	500,912	-	187,109	688,021	436,587
Furniture & Fixture	3,204,783	125,200	-	3,329,983	15%	2,182,028	-	172,193	2,354,221	975,762
Electric Equipment	1,456,218	103,235	-	1,559,453	10%	692,476	-	86,698	779,174	780,279
Total 30.06.2023	43,854,175	863,558	(8,325,000)	36,392,733		13,048,527	-	1,637,140	14,685,667	21,707,066


 Secretary




 President

CBR EMPLOYES COOPERATIVE HOUSING SOCIETY LTD.

FIXED ASSETS SCHEDULE

AS AT 30TH JUNE, 2023

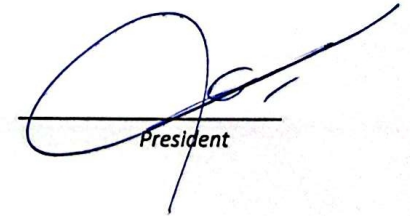
PHASE II

Particulars	Cost				Rate	Depreciation				
	As on July 01, 2022	Additions	(Disposal of Assets)	As on June 30, 2023		As on July 01, 2022	On assets disposed off during the year	Depreciation For the Period	Total as on June 30, 2023	Written down value as on June 30, 2023
Buildings	3,675,000	-	-	3,675,000	5%	1,236,930	-	121,904	1,358,833	2,316,167
Vehicles	8,854,184	121,500	-	8,975,684	20%	6,058,742	-	583,388	6,642,131	2,333,553
Machinery and Equipment	1,066,260	195,900	-	1,262,160	15%	570,729	-	103,715	674,444	587,716
Computer & Accessories	4,108,520	1,866,361	-	5,974,881	30%	2,699,123	-	982,727	3,681,850	2,293,031
Furniture & Fixture	2,907,161	-	-	2,907,161	15%	1,357,200	-	232,494	1,589,694	1,317,467
Electric Equipment	1,100,707	-	-	1,100,707	10%	443,734	-	65,697	509,431	591,276
Total 30.06.2023	21,711,832	2,183,761	-	23,895,593		12,366,459	-	2,089,925	14,456,384	9,439,209



Secretary





President