

**CIVIL SERVICE CO-OPERATIVE  
HOUSING SOCIETY LIMITED  
ACCOUNTS FOR THE YEAR ENDED  
JUNE 30, 2014**

## FEROZ AZIZ & COMPANY

Chartered Accountants


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- (b) As per Bye-laws Clause 3 Sub clause 2(b) authorised Share shall not at any one time exceed Rs.100,000/- from the issue of shares without the sanction of General meeting of the society, at that time Paid up Share Rs 129,600/-, which is exceed the limit of authorised share

Except for the above, in our opinion, the financial statements present fairly in all material respect the financial position of the Society as at June 30, 2014 and its surplus and cash flows for the year then ended in accordance with the approved accounting standards as applicable in Pakistan.

Dated: 20, January, 2018

*Faz Feroz Aziz*  
CHARTERED ACCOUNTANT



# FEROZ AZIZ & COMPANY

Chartered Accountants

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Block 6, P.E.C.H.S,  
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## AUDITORS' REPORT TO THE MEMBERS

We have audited the annexed balance sheet of **CIVIL SERVICES CO-OPERTATIVE HOUSING SOCIETY LIMITED (the 'Society')** as at June 30, 2014 and related profit and loss account and statement of changes in equity together with the notes forming part thereof, for the year then ended and we state that we have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit.

It is the responsibility of the Company's management to establish and maintain a system of internal control, and prepare and present the above said statements in conformity with the approved accounting standards and the requirements of the Companies Ordinance, 1984. Our responsibility is to express an opinion on these statements based on our audit.

We conducted our audit in accordance with the auditing standards as applicable in Pakistan. These standards require that we plan and perform the audit to obtain reasonable assurance about whether the above said statements are free of any material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the above said statements. An audit also includes assessing the accounting policies and significant estimates made by management, as well as, evaluating the overall presentation of the above said statements. We believe that our audit provides a reasonable basis for our opinion and, after due verification, we state that:

- (a) Clauses 67 & 68 of the society's Bye-laws require annual distribution and allocation of profit in a prescribed manner. This include annual distribution of dividends to members @ 7.5% of the Capital. The Society has neither allocated the funds as prescribed in the above rule nor distributed dividends to members as the management consider it appropriate to retain the funds within the society for expected expenditure on land acquisition and development.



## FEROZ AZIZ & COMPANY

Chartered Accountants

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Except for the above, in our opinion, the financial statements present fairly in all material respect the financial position of the Society as at June 30, 2014 and its surplus and cash flows for the year then ended in accordance with the approved accounting standards as applicable in Pakistan.

Dated: \_\_\_\_\_

*FAR*

CHARTERED ACCOUNTANT



**CIVIL SERVICES CO-OPERATIVE HOUSING SOCIETY LIMITED**  
**BALANCE SHEET**  
**AS ON JUNE 30, 2014**

<u>Non-Current Assets</u>	Note	2014 Rupees	2013 Rupees
Furniture & office equipments	3	123,475	145,265
Advance against acquisition of land	4	271,705,053	271,705,053
		<b>271,828,528</b>	<b>271,850,318</b>
<u>Current Assets</u>			
Short term investments	5	220,000,000	191,000,000
Advance income tax	6	3,023,122	2,897,850
Others	7	1,095,550	1,014,824
Cash at banks	8	44,985,054	37,580,733
		<b>269,103,726</b>	<b>232,493,408</b>
		<b>540,932,255</b>	<b>504,343,727</b>
<u>Non-Current Liability</u>			
Advances from members against cost of land	9	451,430,376	433,744,064
<u>Current Liability</u>			
Accrued Expense		195,000	130,000
<u>Equity</u>			
<u>Authorized Capital</u>			
1000 shares of Rs 100 each		<b>100,000</b>	<b>100,000</b>
<u>Issued, subscribed &amp; paid up capital</u>			
1296 (2013 : 1296) shares of Rs 100 each fully paid in cash	10	129,600	129,600
Reserve and funds	11	86,750,516	67,913,300
Surplus for the year		2,426,762	2,426,762
		<b>89,306,878</b>	<b>70,469,662</b>
		<b>540,932,255</b>	<b>504,343,727</b>

Annexed notes 1 to 15 form an integral part of these financial statements.

 <hr style="width: 100%;"/> <p>Chairperson</p>	 <hr style="width: 100%;"/> <p>Secretary</p>	 <hr style="width: 100%;"/> <p>Committee Member</p>
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**CIVIL SERVICES CO-OPERATIVE HOUSING SOCIETY LIMITED**  
**INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE YEAR ENDED JUNE 30, 2014**

INCOME	Note	2014 Rupees	2013 Rupees
Profit on term deposits	12	18,680,022	9,829,641
Profit on bank deposits	13	1,252,718	10,479,891
		<b>19,932,740</b>	<b>20,309,532</b>
<b>EXPENDITURE</b>			
Salaries and benefits		780,000	958,200
Printing and stationery		7,855	25,890
Bank charges		-	4,520
Postage		2,000	119,537
Web Expense		118,000	134,000
Internet Charges		10,744	15,442
Telephone		36,140	72,030
Audit Expense		65,000	65,000
Fuel Expenses		18,725	38,525
Miscellaneous		-	500
Office Expenses		15,240	23,633
Repair & Maintenance		10,370	4,765
Entertainment		9,660	10,754
Office rent		-	72,000
Depreciation		21,790	25,635
		<b>1,095,524</b>	<b>1,570,431</b>
<b>Other Expense</b>			
Advertisement		-	111,600
Donation		-	1,500,000
		-	1,611,600
Surplus for the year		<b>18,837,216</b>	<b>17,127,501</b>
Accumulated surplus brought forward		2,426,762	2,426,762
Surplus available for appropriation		<b>21,263,978</b>	<b>19,554,263</b>
<b>Appropriations</b>			
General reserve fund		1,883,722	1,712,750
Building fund		5,651,165	5,138,250
Amenity fund		5,651,165	5,138,250
Development fund special		5,651,165	5,138,250
		<b>18,837,216</b>	<b>17,127,501</b>
Accumulated surplus carried over		<b>2,426,762</b>	<b>2,426,762</b>

Annexed notes 1 to 15 form an integral part of these financial statements.






Chairperson
Secretary
Committee Member

**CIVIL SERVICES CO-OPERATIVE HOUSING SOCIETY LIMITED**  
**CASH FLOW STATEMENT**  
**FOR THE YEAR ENDED JUNE 30, 2014**

	2014 Rupees	2013 Rupees
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>		
Surplus for the year	18,837,216	17,127,501
<b><u>Adjustment for non cash item</u></b>		
Depreciation	21,790	25,635
Operating Surplus Working Capital Changes	18,859,006	17,153,136
<b><u>Decrease / (Increase) in assets</u></b>		
Advance against acquisition of land	-	(2,914,094)
Others	(80,726)	(944,534)
	(80,726)	(3,858,628)
<b><u>Increase / (Decrease) in Liabilities</u></b>		
Advances from members against cost of land	17,686,312	53,063,269
Accrued Expense	65,000	65,000
	36,529,592	66,422,777
Taxes paid	(125,272)	(1,196,449)
Net cash generated from operating activities	36,404,320	65,226,328
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>		
Short term Investment Encashed	(29,000,000)	(191,000,000)
Fixed assets purchased	-	-
Net cash generated/ (used) from Investing activities	(29,000,000)	(191,000,000)
Net increase / (decrease) in cash & cash equivalent	7,404,320	(125,773,672)
Cash & Bank at the beginning of the year	37,580,733	163,354,405
<b>Closing balance of Cash &amp; Bank</b>	<b>44,985,054</b>	<b>37,580,733</b>

Annexed notes 1 to 15 form an integral part of these financial statements.

 <hr style="border: 0; border-top: 1px solid black; margin: 0;"/> <p>Chairperson</p>	 <hr style="border: 0; border-top: 1px solid black; margin: 0;"/> <p>Secretary</p>	 <hr style="border: 0; border-top: 1px solid black; margin: 0;"/> <p>Committee Member</p>
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**CIVIL SERVICES CO-OPERATIVE HOUSING SOCIETY LIMITED  
STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED JUNE 30, 2014**

	Issued, Subscribed & Paid up Capital Rupees	Surplus Rupees	Total Rupees
Balance as on June 30, 2012	129,600	53,212,561	53,342,161
Surplus for the year ended June 30, 2013	-	17,127,501	17,127,501
<b>Balance as on June 30, 2013</b>	<u>129,600</u>	<u>70,340,062</u>	<u>70,469,662</u>
Surplus for the year ended June 30, 2014	-	18,837,216	18,837,216
<b>Balance as on June 30, 2014</b>	<u><u>129,600</u></u>	<u><u>89,177,278</u></u>	<u><u>89,306,878</u></u>

  
Chairperson

  
Secretary

  
Committee Member



**CIVIL SERVICES CO-OPERATIVE HOUSING SOCIETY LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2014**

**1. THE SOCIETY AND ITS LEGAL STATUS**

Civil Services Co-operative Housing Society Limited Karachi is registered under Co-operative Societies Act, 1925 vide Registration Number K-1444 of 1991 dated March 7, 1991. The main object of the Society is to carry on the trade of building, and acquiring, buying, hiring, selling, letting, and developing land in accordance with Co-operative principles.

**2. SIGNIFICANT ACCOUNTING POLICIES**

**2.1 Basis of preparation**

These financial statements have been prepared in accordance with approved accounting standards, as applicable in Pakistan. Approved accounting standards comprise of Accounting and Financial Reporting Standards for Small-Sized Entities issued by the Institute of Chartered Accountants of Pakistan.

**2.2 Overall valuation policy**

These financial statements have been prepared under the historical cost convention.

**2.3 Fixed assets**

These are stated at cost less accumulated depreciation.

Depreciation on assets is charged to income applying the straight line method. Full year's depreciation is charged on additions during the year whereas no depreciation is charged in the year of disposal.

Maintenance and normal repairs are charged to income as and when incurred. Gains and losses on disposals of fixed assets are included in income currently.

**2.4 Investment**

Investment recorded as per IAS 39

**2.5 Revenue recognition**

Return on bank deposits and Investments are recognized on Accrual basis

**2.6 Cash and cash equivalents**

Cash and cash equivalents are carried in the balance sheet at cost. For the purposes of cash flow statement, cash and cash equivalents comprise cash in hand, balances with banks on current and deposit accounts.

**2.7 Off-setting of financial assets and financial liabilities**

A financial asset and a financial liability is set off and the net amount is reported in the balance sheet if the company has a legal right to set off the transaction and also intends either to settle on a net basis or to realize the asset and settle the liability simultaneously.

**2.8 Provisions**

Provisions are recognized when the Society 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 obligation. Provisions are reviewed at each balance sheet date and adjusted to reflect the current best estimate.

**3 FURNITURE AND OFFICE EQUIPMENTS**

Description	C O S T				D E P R E C I A T I O N			
	As at July 1, 2013	Addition during the year	As at June 30, 2014	Rate %	As at July 1, 2013	For the year	As at June 30, 2014	Written Down Value as at June 30, 2014
	Rupees	Rupees	Rupees		Rupees	Rupees	Rupees	Rupees
Furniture & Fittings	76,800	-	76,800	15%	46,849	4,493	51,342	25,458
Office Equipments	252,000	-	252,000	15%	136,686	17,297	153,983	98,017
<b>Total - 2014</b>	<b>328,800</b>	<b>-</b>	<b>328,800</b>		<b>183,535</b>	<b>21,790</b>	<b>205,325</b>	<b>123,475</b>
<b>Total - 2013</b>	<b>328,800</b>	<b>-</b>	<b>328,800</b>		<b>157,900</b>	<b>25,635</b>	<b>183,535</b>	<b>145,265</b>

**4 ACQUISITION OF LAND, DUTIES AND DEVELOPMENT EXPS.**

	2014 Rupees	2013 Rupees
Opening Balance		
Land Cost	227,499,999	227,499,999
Consultancy Cost	2,688,094	2,688,094
Development Expenses	876,000	876,000
Govt. Duties and Ground Rent	40,640,960	40,640,960
	<b>271,705,053</b>	<b>271,705,053</b>

**5 SHORT TERM INVESTMENT**

	2014 Rupees	2013 Rupees
National Bank of Pakistan Term Deposit Certificates	220,000,000	191,000,000
Silk Bank Term Deposit Certificates	-	-
	<b>220,000,000</b>	<b>191,000,000</b>

5.1 Rate of return ranges from 8.60% to 9.60% per annum with maturity dates from July 01, 2013 to June 30, 2014.

**6 ADVANCE TAX**

Tax deducted on Profit	3,020,345	2,895,073
Tax deducted on Cash Withdrawals	2,778	2,778
	<b>3,023,122</b>	<b>2,897,850</b>

**7 OTHER RECEIVABLES**

Profit Receivable	1,025,260	944,534
Members Cheques Return	228,300	228,300
Unrecorded Expenses	76,990	76,990
Members Cheques Received	(235,000)	(235,000)
	<b>1,095,550</b>	<b>1,014,824</b>

**8 CASH AND BANK BALANCES**

National Bank of Pakistan - Current Account	1,429,973	37,142,365
National Bank of Pakistan - PLS Account	43,524,051	396,605
Silk Bank - PLS Account	4,442	4,442
	<b>44,958,466</b>	<b>37,543,411</b>
Cash in Hand	26,588	37,322
	<b>44,985,054</b>	<b>37,580,733</b>

<b>9 <u>ADVANCES FROM MEMBERS</u></b>		<b>2014</b>	<b>2013</b>
<b><u>AGAINST COST OF LAND</u></b>		<b>Rupees</b>	<b>Rupees</b>
Opening Balance		433,744,064	380,680,795
Received During the Year		21,741,312	54,538,269
Refund During the Year		(4,055,000)	(1,475,000)
		<u>451,430,376</u>	<u>433,744,064</u>
<b>10 <u>ISSUED, SUBSCRIBED &amp; PAID UP CAPITAL</u></b>			
Opening Balance		129,600	129,600
		<u>129,600</u>	<u>129,600</u>
<b>11 <u>RESERVE AND FUNDS</u></b>	<b>Opening balance</b>	<b>Appropriation for the year</b>	<b>2014 Rupees</b>
			<b>2013 Rupees</b>
General reserve fund	8,032,237	1,883,722	9,915,959
Building fund	20,960,354	5,651,165	26,611,519
Amenity fund	16,960,354	5,651,165	22,611,519
Development fund special	21,960,354	5,651,165	27,611,519
	<u>67,913,300</u>	<u>18,837,216</u>	<u>86,750,516</u>
			<u>67,913,300</u>
<b>12 <u>INVESTMENT INCOME</u></b>			
National Bank of Pakistan - Term Deposits		18,680,022	9,829,641
		<u>18,680,022</u>	<u>9,829,641</u>
<b>13 <u>PROFIT FROM BANK ACCOUNT</u></b>			
National Bank Limited - PLS Account		1,252,718	10,479,891
		<u>1,252,718</u>	<u>10,479,891</u>

**14 DATE OF AUTHORISATION FOR ISSUE**

These financial statements were authorized for issue on \_\_\_\_\_ by the Society's Council.

**15 GENERAL**

15.1 Figures have been rounded off to nearest rupee

15.2 Prior year's figures have been re-grouped for the purpose of comparison, if required.

  
Chairperson

\_\_\_\_\_  
Secretary

  
Committee Member