

ASSET FINESSE™ - FINANCIAL STATEMENT

Kindly visit www.diverselearning.com.sg for the softcopy version of your financial statement.
For more realistic gameplay, you may include your actual savings, income and expenses.

Player:

Auditor:

Game Objective

To accumulate \$200,000 Net Assets (Excluding Cash on hand and Including CPF Tokens*) and to purchase a PHB Flat. *One CPF Token = \$5,000

Item	Asset Value	Liabilities Value	Net Assets
Savings (Initial Cash on hand)	\$15,000	\$0	[Initial Cash]
Bank Loans (i.e.; \$10,000)	\$0	\$10,000	-\$10,000
1			
2			
3			
4			
Shares, Bonds, Unit Trusts:	Quantity	Asset Value	Liabilities Value
(i.e.; SMTC)	200	\$320	\$0
1			
2			
3			
4			
5			
6			
Businesses:	Asset Value	Liabilities Value	Net Assets
(i.e.; Painting)	\$15,000	\$0	\$15,000
1			
2			
3			
4			
5			
6			
Properties:	#CPF Utilised	Asset Value	Liabilities Value
(i.e.; PHB 3 Room)	10	\$335,000	\$268,000
1			
2			
3			

Net Assets = Total Assets - Total Liabilities

Items	Net Assets
Shares, Bonds & Unit Trusts:	
Businesses:	
Properties:	
CPF Tokens Saved	
Bank Loans	

Final Scoring

Paycheck = Total Income - Total Expenses

1)	& 3 CPF	6)	& 3 CPF	11)	& 3 CPF
2)	& 3 CPF	7)	& 3 CPF	12)	& 3 CPF
3)	& 3 CPF	8)	& 3 CPF	13)	& 3 CPF
4)	& 3 CPF	9)	& 3 CPF	14)	& 3 CPF
5)	& 3 CPF	10)	& 3 CPF	15)	& 3 CPF

Working Area

Income - What You Earn

	Cashflow (\$)
Gross Salary:	\$42,000
Less: CPF Contribution	2 Tokens
Net Salary:	\$32,000
Add: Employer CPF Contribution	1 Token
Net CPF Contribution	3 Tokens

Other Income - What You Earn

				
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Market

Thriving Steady Flat Poor Outlook Dividend

(i) Shares, Bonds & Unit Trusts (Unit Price)

\$1.40	\$1.60	\$1.50	\$1.80	\$20

(ii) Business (Annual Cashflow)

\$10,400	\$5,800	\$1,200	\$0

(iii) Properties (Net Rental Cashflow)

\$4,460	\$4,120	\$3,980	\$3,680

Total Income = (i) + (ii) + (iii)

Income = \$32,000 +

Expenses - What You Pay

(a) Mandatory Expense:	Cashflow (\$)
Income Tax	\$800
Personal Expenses	\$10,000
Transport	\$1,600
Utilities	\$1,600
Less discount	

(b) All other Expenses:	Cashflow (\$)
Insurance Premiums:	
(i) Accident/Illness (\$400)	
(ii) Property/Natural Disaster (\$300)	

Bank Loans' Interest Payment (10%)

(c) Child Expenses:	Cashflow (\$)
First Child's Expenses (\$3,600 per year)	
Second Child's Expenses (\$3,600 per year)	
Third Child's Expenses (\$3,600 per year)	

Total Expenses = (a) + (b) + (c)

Expenses = \$14,000 +

Please record the financial statement in **pen ink** only

Q: How much is my paycheck?
 A: Net Salary (\$32,000) + 3CPF Tokens + Dividends/Coupon + Business Cashflow + Rental income - Expenses

Q: How much may I loan?
 A: Up to a maximum of \$21,000 at an interest rate of 10%. Allowed for purchase of all assets **EXCEPT** PHB.

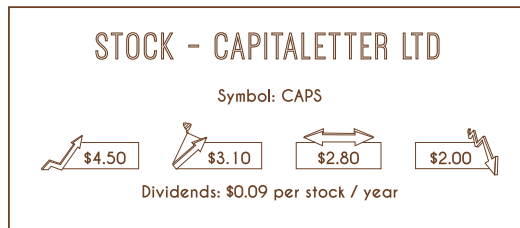
Q: What does an Auditor do?
 A: An Auditor ensures fair play of players to his/her right, discovery of an intentional dishonest act entitles the auditor to 50% of the player's cash on hand.

Q: What happens if I use a **Business Booster/Expansion** card?
 A: All cashflows for that business are increased by specified amount
 • Any 3rd party taking over this business enjoys the improved cashflow
 • [Business Boosters AND Business expansion cards are not stackable]

Record of **Business purchased & Expansion applied**

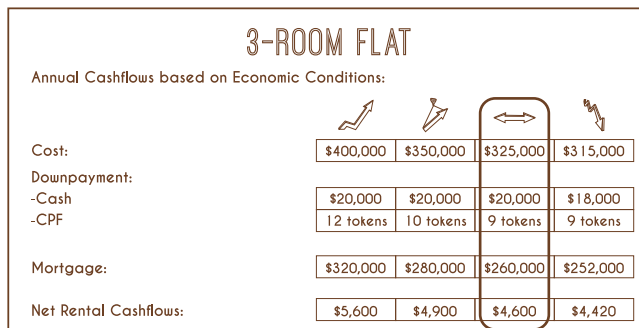
Businesses:	Asset Value	Liabilities Value	Net Assets	Businesses (Annual Cashflow)				
Name of business	Startup Cost		Startup Cost	Cashflow at respective economic state				
1 eCommerce	\$ 25,000		\$ 25,000	\$ 14,900	\$ 7,800	\$ 2,600	\$ 1,500	
2 eCommerce + Expansion	\$25,000 + \$25,000 = \$50,000		\$ 50,000	\$ 29,800	\$ 15,600	\$ 5,200	-\$ 3,000	(all cashflows increased)

Record of 1000 **Share/Bonds/Trust** purchased in a Flat Economy



Shares, Bonds, Unit Trusts:	Quantity	Asset Value	Liabilities Value	Net Assets	(i) Shares, Bonds & Unit Trusts (Unit Price)				
Symbol	Qty	Cost	\$ 0	Cost	Unit Price at respective economic state				Dividend/Coupon
1 CAPS	1000	\$ 2,800		\$ 2,800	\$ 4.50	\$ 3.10	\$ 2.80	\$ 2.00	\$ 0.09 x 1000 = \$90

Record of **PHB** purchased in a Flat Economy



Properties:	# CPF Utilised	Asset Value	Liabilities	Net Assets	(iii) Properties (Net Rental Cashflow)				
Size of PHB	# of CPF paid	Cost	Mortgage	Cost - Mortgage	Rental income at respective economic state				
1 3-Room Flat	9 tokens	\$ 325,000	\$ 260,000	325k - 260k = \$65k	\$ 5,600	\$ 4,900	\$ 4,600	\$ 4,420	

1 The Facilitator retains the right to exercise discretion over the reward/penalty