

Serial No : 3/2-1406/496(TH)/2011

BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA
(Incorporated in Malaysia)

FINANCIAL STATEMENT
31 DECEMBER 2016

ARI & CO.
Chartered Accountants (M)

Serial No : 3/2-1406/496(TH)/2011

**BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA
(Incorporated in Malaysia)**

**REPORTS AND FINANCIAL STATEMENTS
31 DECEMBER 2016**

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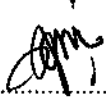
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**BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA
(Incorporated in Malaysia)**


STATEMENT BY COMMITTEE MEMBERS

In the opinion of the Committee Members, the accompanying financial statements are properly drawn up in accordance with the provisions of the Private Entity Reporting Standards in Malaysia so as to give a true and fair view of the state of affairs of the Joint Management Body as at **31 December 2016** and of its results and cash flows of the Joint Management Body for the year ended on that date.

On behalf of the Management Committee,


.....
LIEW KIM YOONG
Chairman


.....
AZHARUDDIN BIN ABD AZIZ
Secretary

* 
.....
AHMAD RIDZWAN BIN ABDUL RAHIM
Treasurer

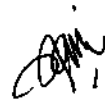
Kuala Lumpur
Dated : **09 OCT 2018**

**BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA
(Incorporated in Malaysia)**

STATUTORY DECLARATION

I, **LIEW KIM YOONG**, being the chairman primarily responsible for the financial statement of **BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA**, do solemnly and sincerely declare that the accompanying financial statements are to the best of my knowledge and belief, correct and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Statutory Declarations Act, 1960.

Subscribed and solemnly declared by the)
above named at Kuala Lumpur in the)
Federal Territory on **09 OCT 2018**)


.....
LIEW KIM YOONG

Before me,



L8-06, LEVEL 8,
BREM MALL, JALAN KEPONG,
52000 KUALA LUMPUR.
TEL: 6258 6055
H/P: 012-271 9605

ARI & CO.
(AF: 1351)

Chartered Accountants
No. 91-3, Jalan Metro Perdana Barat 1
Taman Usahawan Kepong
Kepong, Off Jalan Kepong
52100 Kuala Lumpur
Tel : 03-6259 2286 Fax : 03-6259 8286

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA
(Incorporated in Malaysia)

Report on the Financial Statements

We have audited the financial statements of **BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA**, which comprise the statement of financial position as at 31 December 2016, and the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory notes.

Joint Management Committee's Responsibility for the Financial Statements

The Joint Management Committee (JMC) is responsible for the preparation and fair presentation of these financial statements in accordance with the Building and Common Property (Maintenance and Management) Act 2007 and Private Entity Reporting Standards in Malaysia. This responsibility includes: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with approved standards on auditing in Malaysia. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgment, including the assessment of risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Joint Management Committee, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

ARI & CO.
(AF: 1351)

Chartered Accountants
No. 91-3, Jalan Metro Perdana Barat 1
Taman Usahawan Kepong
Kepong, Off Jalan Kepong
52100 Kuala Lumpur
Tel : 03-6259 2286 Fax : 03-6259 8286

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA
(Incorporated in Malaysia)

Opinion

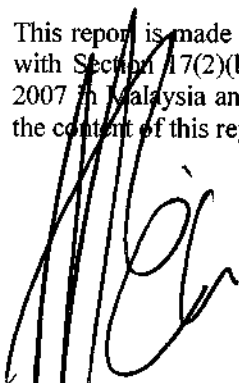
In our opinion, the financial statements have been properly drawn up in accordance with the Building and Common Property (Maintenance and Management) Act 2007 and Private Entity Reporting Standards in Malaysia so as to give a true and fair view of the financial position of the Building Maintenance Account of Badan Pengurusan Bersama JMB MC Amansiara as of 31 December 2016 and of its financial performance and cash flows for the year then ended.

Report on Other Legal and Regulatory Requirements

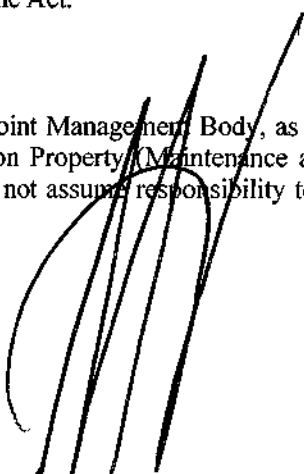
In accordance with the requirements of the Building and Common Property (Maintenance and Management) Act 2007 in Malaysia, we also report that in our opinion, the accounting and other records and the registers required by the Act to be kept by the Joint Management Body have been properly kept in accordance with the provisions of the Act.

Other Matters

This report is made solely to the members of the Joint Management Body, as a body, in accordance with Section 17(2)(b) of the Building and Common Property (Maintenance and Management) Act 2007 in Malaysia and for no other purpose. We do not assume responsibility to any other person for the content of this report.



Ari & Co.,
No. A.F. 1351
Chartered Accountants



Arikrishnan Dass, CA (M), ACMA
(London)
No. 1791/05/19(J)

Dated : 09 OCT 2018

Kuala Lumpur

BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA
(Incorporated in Malaysia)

STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2016

	Note	2016 RM	2015 RM
PROPERTY, PLANT & EQUIPMENTS	2(c) & 3	3,381	29,626
CURRENT ASSETS			
Maintenance Charges Receivables		301,235	334,617
Other Receivables, Deposits & Prepayments		2,000	2,000
Cash & Bank Balances	4	242,737	133,833
		545,972	470,450
CURRENT LIABILITIES			
Other Payables & Accruals	5	113,584	110,371
		113,584	110,371
NET CURRENT ASSETS		432,388	360,079
		435,769	389,705
Represented by :			
CAPITAL AND RESERVES			
Accumulated Fund	6	435,769	389,705
		435,769	389,705

(The accompanying notes form an integral part of the Financial Statements)

BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA
DETAILED STATEMENT OF CONPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2016

	2016 RM	2015 RM
INCOME		
Administration Fee	3,840	-
Clubhouse Assessment Receivable	82	-
Insurance Charges	912	-
Other Income	550	1,522
Quit Rent - Excess	21	21
Rent of Facilities	900	1,400
Rental Income	20,600	9,000
Service Charges	1,352,880	1,352,880
Sinking Fund Contributions	133,848	133,848
Utility Charges Received	-	2,506
	1,513,633	1,501,177
LESS: EXPENDITURE		
Air Conditioner	1,440	960
Assessment Fees	-	20,166
Audit Fee		
- current year	3,000	3,000
Bank Charges	563	540
Car Sticker	-	2,975
Cleaning Charges	3,405	1,731
Depreciation of Property, Plant and Equipments	26,813	26,702
Electrical Installation	2,466	13,948
Festive Seasons & Function	6,126	1,787
Fire Protection	2,834	-
General Expenses	445	360
Internet Subscription	4,628	4,381
Landscaping Service	144,720	150,480
Managing Agent's Fee	283,020	269,610
Pest Control System	9,328	6,498
Printing & Stationery	297	1,417
Resurfacing Tarred Areas	-	38,500
Recreation Facilities	3,285	684
Security System Expenditure	46,200	24,260
Security System Maintenance	646,326	613,541
Swimming Pool	14,522	14,489
System Service Subscription	3,816	3,762
	1,203,234	1,199,791
BALANCE CARRIED FORWARD		

(The accompanying notes form an integral part of the Financial Statements)

BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA

**DETAILED STATEMENT OF CONPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2016**

	2016	2015
	RM	RM
BALANCE BROUGHT FORWARD	1,203,234	1,199,791
Telephone and Fax Charges	7,087	7,298
Upkeep of Barrier Gates	-	12,720
Upkeep of Building	189,687	365,732
Upkeep of Security System	10,008	-
Utilities Supply	57,553	50,033
	1,467,569	1,635,574
NET SURPLUS / (DEFICIT) FOR THE YEAR	46,064	(134,397)

(The accompanying notes form an integral part of the Financial Statements)

BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA
(Incorporated in Malaysia)

CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2016

	Note	2016 RM	2015 RM
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash Receipts from Residents		1,413,167	1,350,752
Cash Payments to Employees & for Administrative Expenses		<u>(1,437,543)</u>	<u>(1,591,903)</u>
NET CASH USED IN OPERATING ACTIVITIES		<u>(24,376)</u>	<u>(241,151)</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase of Property, Plant & Equipments		<u>(568)</u>	<u>(1,200)</u>
NET CASH USED IN INVESTING ACTIVITIES		<u>(568)</u>	<u>(1,200)</u>
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceed from Sinking Fund		<u>133,848</u>	<u>133,848</u>
NET CASH GENERATED FROM FINANCING ACTIVITIES		<u>133,848</u>	<u>133,848</u>
NET INCREASE / (DECREASE) IN CASH & CASH EQUIVALENTS		108,904	(108,503)
CASH & CASH EQUIVALENTS AT BEGINNING OF FINANCIAL YEAR		133,833	242,336
CASH & CASH EQUIVALENTS AT END OF FINANCIAL YEAR 4		<u>242,737</u>	<u>133,833</u>

(The accompanying notes form an integral part of the Financial Statements)

BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA
(Incorporated in Malaysia)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2016

1. GENERAL INFORMATION

The Company is a developer Badan Pengurusan Bersama JMB MC Amansiara and the Company is solely responsible for the proper maintenance and management of building and common property before the Joint Management Body was formed. The Badan Pengurusan Bersama JMB MC Amansiara was established on 16th January 2011.

The address of the Company is at Level 1, Clubhouse, Taman Amansiara, 48000 Rawang, Selangor Darul Ehsan.

The financial statements were authorised for issue on **09 OCT 2018**

2. SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of Accounting

The financial statements are prepared under the historical cost convention and in compliance with the applicable Accounting Standards for Private Entities in Malaysia and the provisions of the Building and Common Property (Maintenance and Management) Act 2007.

(b) Cash and cash equivalents

The JMC's adopts the direct method in the preparation of cash flow statement.

Cash and cash equivalents represent cash in hand, bank balance and deposits with financial institutions.

(c) Property, Plant and Equipments and Depreciation

Property, plant & equipments are stated at cost less accumulated depreciation and impairment losses, if any.

Depreciation is computed on a straight-line method based on the estimated useful lives of the assets. The annual rates of depreciation are as follows:

Air Conditioner	10%
Computer	50%
Furniture & Fittings	10%

(d) Impairment of Assets

The carrying values of property, plant and equipment are reviewed at each balance sheet date to determine whether there is any indication of impairment. If such an indication exists, the asset's recoverable amount is estimated. An impairment loss is recognised whenever the carrying amount of an item of property, plant and equipment exceeds its recoverable amount.

(d) **Impairment of Assets – Continued**

An impairment loss is recognised as an expense in the income statement. However, an impairment loss on a revalued asset will be treated as a revaluation deficit to the extent that the loss does not exceed the amount held in the revaluation reserve account in respect of the same asset.

Subsequent increase in the recoverable amount of an asset is treated as reversal of the previous impairment loss and is recognised to the extent of the carrying amount of the asset that would have been determined (net of amortisation and depreciation) had no impairment loss been recognised. The reversal is recognised in the income statement immediately, unless the asset is carried at revalued surplus. However, to the extent that an impairment loss on the same revalued asset was previously recognised as an expense in the income statement, a reversal of that impairment loss is recognised as income in the income statement.

(e) **Financial Instruments**

Financial instruments carried on the balance sheet include bank balances, receivables and payables. The particular recognition methods adopted are disclosed in the individual accounting policy statements associated with each item.

Financial instruments are classified as liabilities or equity in accordance with the substance of the contractual arrangement. Interest, dividends, gains or losses relating to a financial instrument classified as liability are reported as expense or income. Distributions to holders of financial instruments classified as equity are charged directly to equity. Financial instruments are offset when the Company has a legally enforceable right to set off the recognised amounts and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

(f) **Receivables**

Receivables are carried at anticipated realisable value. Bad debts are written off in the financial year in which they are identified. An estimate is made for doubtful debts based on a review of all outstanding amounts at the financial year end.

(g) **Payables**

Payables are stated at cost which is the fair consideration to be paid in the future for goods and services received.

(h) **Sinking Fund**

The purpose of making payments to the sinking fund is for the renewal or replacement of fixtures, fitting, capital items and for painting and repainting any part of the maintained properties.

(i) **Revenue Recognition**

Maintenance charges is recognised on the basis of pre-determine chargeable rate based on the floor area of properties on accruals basis.

3. **PROPERTY, PLANTS & EQUIPMENTS**

	Automatic Barrier Gate RM	Furniture & Fitting RM	Office Equipments RM	Total RM
At Cost				
As at 01 January 2016	118,250	1,820	13,439	133,509
Additions	-	-	568	568
Disposal	-	-	-	-
As at 31 December 2016	<u>118,250</u>	<u>1,820</u>	<u>14,007</u>	<u>134,077</u>
Accumulated Depreciation				
As at 01 January 2016	94,600	1,456	7,827	103,883
Charge for the period	23,649	363	2,801	26,813
Disposal	-	-	-	-
As at 31 December 2016	<u>118,249</u>	<u>1,819</u>	<u>10,628</u>	<u>130,696</u>
Net Book Value				
As at 31 December 2016	<u>1</u>	<u>1</u>	<u>3,379</u>	<u>3,381</u>
As at 31 December 2015	<u>23,650</u>	<u>364</u>	<u>5,612</u>	<u>29,626</u>
Depreciation charged for the year ended 31 December 2015	<u>23,650</u>	<u>364</u>	<u>2,688</u>	<u>26,702</u>

4. **CASH AND CASH EQUIVALENTS**

Cash and cash equivalents included in the cash flow statement comprise the following: -

	2016 RM	2015 RM
Cash at Bank	<u>242,737</u>	<u>133,833</u>
	<u>242,737</u>	<u>133,833</u>

5. **OTHER PAYABLES & ACCRUALS**

	2016 RM	2015 RM
Other Payables	93,470	93,490
Deposit Received	5,000	5,000
Accruals	15,114	11,881
	<u>113,584</u>	<u>110,371</u>

6. **ACCUMULATED FUND**

	2016	2015
	RM	RM
Beginning of the year	389,705	524,102
Net surplus / (deficit) during the year	46,064	(134,397)
	<u>435,769</u>	<u>389,705</u>

7. **CURRENCY**

All amounts are stated in Ringgit Malaysia.