

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

**BADAN PENGURUSAN BERSAMA**

**JMB MC AMANSIARA**

(Registered in Malaysia)

**FINANCIAL STATEMENTS**

**31ST DECEMBER, 2013**

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

**GENERAL INFORMATION**

**EXECUTIVE COUNCIL MEMBERS**

CHAIRMAN	LIEW KIM YOONG
SECRETARY	JEFFARY AL RETNAM @ JOSEPH
TREASURER	AHMAD RIDZWAN BIN ABDUL RAHIM

**MANAGEMENT OFFICE**

PROPERTY MANAGEMENT OFFICE  
CLUBHOUSE MANAGEMENT OFFICE  
TAMAN AMANSIARA  
48000 RAWANG  
SELANGOR DARUL EHSAN

**EXTERNAL AUDITORS**

MESSRS RAJA MANICK & CO (AF 1081)  
CHARTERED ACCOUNTANTS (M)  
7A, 7TH FLOOR, PEARL COURT  
61, JALAN THAMBY ABDULLAH  
50470 KUALA LUMPUR

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

**STATEMENT OF MANAGEMENT COMMITTEE**

We, the undersigned, being three of the Members of the Management Committee of **BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA** do hereby state that in the opinion of the Management Committee Members, the accompanying Balance Sheet as at 31st December, 2013 and the related Statement of Income and Expenditure, Statement of Receipts and Payments together with the notes thereto are drawn up in accordance with applicable approved accounting standards so as to give a true and fair view of the state of affairs of the **BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA** as at 31st December, 2013 and of the results of the receipts and payments of **BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA** for the financial year ended on that date.

On behalf of the Management Committee Members

.....  
**LIEW KIM YOONG**  
**CHAIRMAN**

.....  
**JEFFARY A/L RETNAM @ JOSEPH**  
**SECRETARY**

.....  
**AHMAD RIDZWAN BIN ABDUL RAHIM**  
**TREASURER**

**KUALA LUMPUR**

**DATED :**

**RAJA MANICK & CO. (AF NO. 1081)**  
CHARTERED ACCOUNTANTS

(A FIRM REGISTERED WITH THE MALAYSIAN INSTITUTE OF ACCOUNTANTS)

7A,7TH FLOOR PEARL COURT  
61,JALAN THAMBY ABDULLAH  
50470 KUALA LUMPUR  
Tel: 603-22748066 Fax :603-22748055  
E-mail : rajmanickandco@gmail.com

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

**Report of the Auditors pursuant to Section 17 (2)(b) / 21 (1) of the Building and Common Property (Maintenance and Management) Act 2007 for BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA**

**To the Commissioner of Buildings**

We have audited the Statement of Receipt and Payments on monies collected and expended for the purpose of maintenance and management of **BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA**, for the year ended 31st December, 2013 pursuant to Section 17 (2)(b), Building and Common Property (Maintenance and Management) Act 2007.

*Management Committee Members' Responsibility for the Statement*

The Management Committee Members of **BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA** are responsible for the preparation and fair presentation of this statement in accordance with cash receipts and payments basis accounting. This responsibility includes designing, implementing and maintaining internal control relevant to the preparation and fair presentation of statement that is free from material misstatement, whether due to fraud or error.

*Auditors' Responsibility*

Our responsibility is to express opinion on the financial statements based on our audit. We conduct our audit in accordance with approved standards of auditing in Malaysia. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the statement is free of material misstatements.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the statement. The procedures selected depend on our judgment, including the assessment of risks of material misstatement of the statement, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to **BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA'S** preparation and fair presentation of the statement 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 **BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA'S** internal control. An audit also includes evaluating the overall presentation of the statement.

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

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

**Opinion**

In our opinion, the statement presents fairly, in all material respects, the cash receipts and payments of **BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA** for the year ended 31st December, 2013 in accordance with the cash receipts and disbursements basis of accounting.

**Other Matter - Restriction on Use and Distribution**

The statement has been prepared in accordance with the cash receipts and disbursements basis accounting pursuant to Section 17 (2)(b), Building and Common Property (Maintenance and Management) Act 2007. The statement and related Auditor's Report may not be suitable for another purpose. (Our report is intended solely for **BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA** and Commissioner of Buildings).

**RAJA MANICK & CO.**  
**A.F.NO.1081**  
**CHARTERED ACCOUNTANTS**

**RAJA MANICKAM GANAPATHY**  
**CA(M)**  
**NO. 1804/04/15(J)**  
**CHARTERED ACCOUNTANT**

DATED :

KUALA LUMPUR

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

**BALANCE SHEET AS AT 31ST DECEMBER, 2013**

	<u>Notes</u>	2013 RM	2012 RM
<b>PROPERTY, PLANT AND EQUIPMENT</b>	2	79,641.00	98,588.00
<b>CURRENT ASSETS</b>			
Trade receivables		369,655.35	410,738.40
Other receivables		2,000.00	-
Cash and bank balances	3	321,887.27	647,209.69
		693,542.62	1,057,948.09
<b>CURRENT LIABILITIES</b>			
Accruals	4	109,557.62	92,934.00
		109,557.62	92,934.00
<b>NET CURRENT ASSETS</b>		583,985.00	965,014.09
		<b><u>663,626.00</u></b>	<b><u>1,063,602.09</u></b>
<b>GENERAL FUND</b>			
Balance as at beginning of the period		1,063,602.09	855,732.96
Net (deficit) / surplus for the period		(399,976.09)	207,869.13
Balance as at end of the period		<b><u>663,626.00</u></b>	<b><u>1,063,602.09</u></b>

The annexed notes form an integral part of these financial statements

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

**STATEMENT OF INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE FINANCIAL PERIOD FROM 1ST JANUARY, 2013 TO 31ST DECEMBER, 2013**

	2013	2012
	RM	RM
<b>REVENUE</b>		
Convenient store rental and utility charges received	24,000.00	11,500.00
Quit rent - Excess	21.32	-
Refund access card deposits from developer	-	45,100.00
Refund service charges deposits from developer	-	111,540.00
Refund sinking fund from developer	-	167,736.47
Rental of facilities	3,815.00	2,110.00
Service charges	1,338,480.00	669,240.00
Sinking fund contributions	133,848.00	66,924.00
	1,500,164.32	1,074,150.47

**LESS : EXPENDITURE** (Page 7) (1,900,140.41) (866,281.34)

**(DEFICIT) / SURPLUS FOR THE YEAR / PERIOD** **(399,976.09)** **207,869.13**

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

**STATEMENT OF INCOME AND EXPENDITURE**  
**FOR THE FINANCIAL PERIOD FROM 1ST JANUARY, 2013 TO 31ST DECEMBER, 2013**

<b>OPERATING EXPENDITURES</b>	<b>2013</b>	<b>2012</b>
	<b>RM</b>	<b>RM</b>
Audit fee :		
- Current year	5,000.00	5,000.00
- Overprovision in prior year	(2,000.00)	-
Bank charges	275.00	42.00
Cleaning charges	2,825.60	137.59
Depreciation	26,072.00	24,647.00
Disbursements on behalf of Developer	33,100.00	-
Electricity and water	49,020.95	15,986.72
Entertainment	12,816.97	2,818.60
Fire insurance - Excess payment	183.50	-
Internet subscription	2,066.00	1,024.52
Landscaping service	144,000.00	52,500.00
Legal and professional fees	2,120.00	12,240.00
License fees	-	500.00
Managing agent's fee	258,000.00	134,728.05
Net payment on behalf of previous JMB	16,275.64	128,552.67
Pest control service	8,265.00	830.00
Plumbing and sanitary service	8,500.00	3,780.00
Printing and stationery	4,150.00	1,040.00
Project security system	92,070.00	96,984.00
Refund access card deposits	-	12,000.00
Resurfacing Tarred Areas	102,796.75	-
Security system maintenance	523,464.00	209,643.72
Sundry expenses	100.90	100.80
System service subscription	3,600.00	2,300.00
Telephone and fax charges	4,635.40	2,006.17
Tools, material and spare parts	94,889.70	11,520.00
Upkeep of airconditioner and ventilator	-	1,310.00
Upkeep of barrier gates	4,840.00	-
Upkeep of electrical fittings	-	14,350.00
Upkeep of fire protection	2,190.00	1,600.00
Upkeep of fitness room	103,840.00	-
Upkeep of fixture and fittings	317,714.00	65,875.00
Upkeep of gym equipment	20,798.50	-
Upkeep of multi purpose hall	-	795.00
Upkeep of poolside facilities	1,100.00	34,340.50
Upkeep of security systems	45,215.50	10,514.00
Upkeep of swimming pool	12,215.00	19,115.00
	<b>1,900,140.41</b>	<b>866,281.34</b>

The annexed notes form an integral part of these financial statements

**BADAN PENGURUSAN BERSAMA**  
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**STATEMENT OF RECEIPTS AND PAYMENTS**  
**FOR THE FINANCIAL PERIOD FROM 1ST JANUARY, 2013 TO 31ST DECEMBER, 2013**

	<u>Note</u>	<u>2013</u>	<u>2012</u>
		RM	RM
<b>CASH &amp; BANK BALANCES</b>			
Balance as at beginning of the period		647,209.69	302,164.22
<b><u>ADD: RECEIPTS</u></b>			
Convenient store rental and utility charges received		24,000.00	11,500.00
Fire insurance		122,345.38	-
Insurance Claims		31,214.00	-
Other receivables - Others		4,999.22	-
Quit rent		18,052.32	-
Refund access card deposits from developer		-	45,100.00
Refund service charges deposits from developer		-	111,540.00
Refund sinking fund from developer		-	167,736.47
Rental of facilities		3,815.00	2,110.00
Service charges		1,333,080.83	799,085.34
Sinking fund contributions		180,330.22	79,909.00
<b>Total receipts</b>		<b><u>1,717,836.97</u></b>	<b><u>1,216,980.81</u></b>
<b><u>LESS : PAYMENTS</u></b>			
	(Page 9)	(2,043,159.39)	(871,935.34)
<b>CASH &amp; BANK BALANCES</b>			
Balance as at end of the period	3	<b><u>321,887.27</u></b>	<b><u>647,209.69</u></b>

The annexed notes form an integral part of these financial statements

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

**STATEMENT OF RECEIPTS AND PAYMENTS**  
**FOR THE FINANCIAL PERIOD FROM 1ST JANUARY, 2013 TO 31ST DECEMBER, 2013**

PAYMENTS	<u>2013</u>	<u>2012</u>
	RM	RM
Audit fee	3,000.00	-
Bank charges	275.00	42.00
Cleaning charges	2,825.60	137.59
Disbursements on behalf of Developer	33,100.00	-
Electricity and water	45,258.55	15,986.72
Electricity deposit	2,000.00	-
Entertainment	-	2,818.60
Festive seasons and functions	12,816.97	-
Fire Insurance	122,528.88	-
Insurance claim - Burglary	31,214.00	-
Internet subscription	1,928.00	1,024.52
Landscaping service	144,000.00	40,500.00
Legal and professional fees	2,120.00	12,240.00
License fees	-	500.00
Managing agent's fee	258,000.00	113,228.05
Net payment on behalf of previous JMB	16,275.64	128,552.67
Pest control service	8,265.00	830.00
Plumbing and sanitary service	8,500.00	3,780.00
Printing and stationery	4,150.00	1,040.00
Project security system	92,070.00	96,984.00
Purchase of office equipment	7,125.00	-
Purchase of furniture and fittings	-	1,820.00
Purchase of air-conditioner	-	2,380.00
Purchase of computer	-	785.00
Purchase of auto barrier gate	20,000.00	98,250.00
Quit rent	18,031.00	-
Refund accesse card deposits	-	12,000.00
Resurfacing Tarred Areas	102,796.75	-
Security system maintenance	520,200.00	190,059.72
Sundry expenses	100.90	100.80
System service subscription	3,600.00	2,300.00
Telephone and fax charges	4,635.40	2,006.17
Tools, material and spare parts	94,889.70	11,520.00
Balance C/F	<u>1,559,706.39</u>	<u>738,885.84</u>

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

**NOTES TO THE FINANCIAL STATEMENTS- 31ST DECEMBER, 2013**

**1. SIGNIFICANT ACCOUNTING POLICIES**

**(a) Basis of Accounting**

The financial statements have been prepared under the historical cost convention and in accordance with cash receipts and disbursements basis accounting.

**(b) Income Recognition**

Maintenance fees and other fixed charges are payable monthly at the end of each month. Only those fees and charges which are attributable to the current financial period is recognised as income. Other miscellaneous receipts are recognised on cash receipt basis.

**(c) Property, Plant and Equipment and Depreciation**

Property, plant and equipments are stated at cost less accumulated depreciation or impairment, if any. Depreciation is provided to write-off the cost over the estimated useful lives on a straight line method. The principal annual rates used are as follows: -

Furniture and fittings	20%
Office equipments	20%
Automatic Barrier Gate	20%

**2. PROPERTY, PLANT AND EQUIPMENT**

<b><u>2013</u></b>	<b><u>COST</u></b>	Balance at 01.01.2013	Additions	Disposal	Balance at 31.12.2013
		RM	RM	RM	RM
Automatic Barrier Gate		118,250.00	-	-	118,250.00
Furniture and fittings		1,820.00	-	-	1,820.00
Office equipments		3,165.00	7,125.00	-	10,290.00
		<b><u>123,235.00</u></b>	<b><u>7,125.00</u></b>	<b><u>-</u></b>	<b><u>130,360.00</u></b>

2. PROPERTY, PLANT AND EQUIPMENT (Cont'd)

<u>ACCUMULATED DEPRECIATION</u>	Balance at	Charge for	Disposal	Balance at
	01.01.2013	the year	RM	31.12.2013
	RM	RM	RM	RM
Automatic Barrier Gate	23,650	23,650.00	-	47,300.00
Furniture and fittings	364.00	364.00	-	728.00
Office equipments	633.00	2,058.00	-	2,691.00
	<b>24,647.00</b>	<b>26,072.00</b>	-	<b>50,719.00</b>

2012

<u>COST</u>	Balance at	Charge for	Disposal	Balance at
	01.07.2012	the year	RM	31.12.2012
	RM	RM	RM	RM
Automatic Barrier Gate	-	118,250.00	-	118,250.00
Furniture and fittings	-	1,820.00	-	1,820.00
Office equipments	-	3,165.00	-	3,165.00
	-	<b>123,235.00</b>	-	<b>123,235.00</b>

<u>ACCUMULATED DEPRECIATION</u>	Balance at	Charge for	Disposal	Balance at
	01.07.2012	the year	RM	31.12.2012
	RM	RM	RM	RM
Automatic Barrier Gate	-	23,650.00	-	23,650.00
Furniture and fittings	-	364.00	-	364.00
Office equipments	-	633.00	-	633.00
	-	<b>24,647.00</b>	-	<b>24,647.00</b>

<u>NET BOOK VALUE</u>	2013	2012
	RM	RM
Furniture and fittings	70,950.00	94,600.00
Office equipments	1,092.00	1,456.00
Automatic Barrier Gate	7,599.00	2,532.00
	<b>79,641.00</b>	<b>98,588.00</b>

3. CASH AND BANK BALANCES

	<u>2013</u>	<u>2012</u>
	RM	RM
- Cash in hand	-	33,100.00
- Cash at banks	236,247.68	251,315.71
- Sinking fund	85,639.59	85,639.59
	<u>321,887.27</u>	<u>370,055.30</u>

Cash in hand consist of cash held in transit for the purpose of refund of access card deposit to tenants.

4. ACCRUALS

	<u>2013</u>	<u>2012</u>
	RM	RM
Audit fee	5,000.00	5,000.00
Fixtures maintenance	25,940.00	14,850.00
Landscaping maintenance	12,000.00	12,000.00
Managing agent fee	21,500.00	21,500.00
Other receivables - Others	4,999.22	-
Purchase Auto-Barrier gate	-	20,000.00
Security system maintenance	22,848.00	19,584.00
Fitness equipment	9,000.00	-
Internet Subscription	138.00	-
Security system maintenance	3,520.00	-
Swimming pool maintenance	850.00	-
Electricity	3,762.40	-
	<u>109,557.62</u>	<u>92,934.00</u>