



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

**FINANCIAL STATEMENT  
31 DECEMBER 2018**



**ARI & CO.  
Chartered Accountants (M)**

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

**REPORTS AND FINANCIAL STATEMENTS  
31 DECEMBER 2018**

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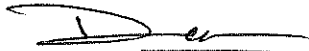
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**BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA**  
**(Incorporated in Malaysia)**

**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 2018** 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,



.....  
**AZHARUDDIN BIN ABD AZIZ**  
Chairman



.....  
**LIEW KIM YOONG**  
Secretary



.....  
**MOHD RIZAL BIN BAHAROM**  
Treasurer

Kuala Lumpur  
Dated : **16 JAN 2020**

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

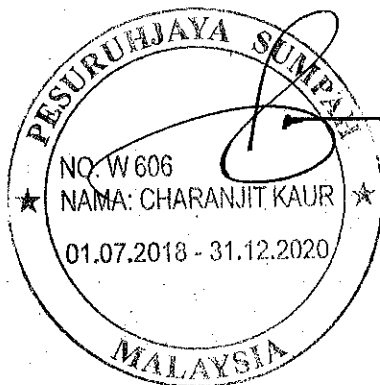
**STATUTORY DECLARATION**

I, **AZHARUDDIN BIN ABD AZIZ**, 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 **16 JAN 2020** )

  
.....  
**AZHARUDDIN BIN ABD AZIZ**

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)

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**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**

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**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 2018, 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)

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**Chartered Accountants**

No. 91-3, Jalan Metro Perdana Barat 1  
Taman Usahawan Kepong  
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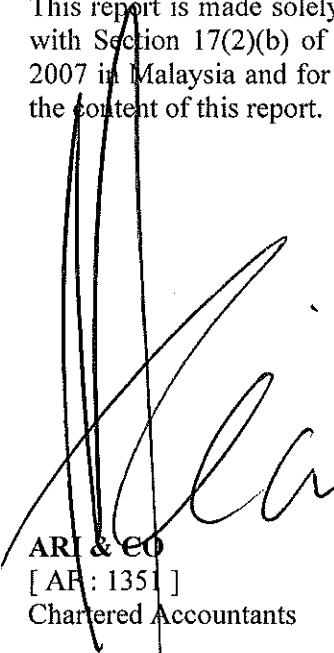
**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF**  
**BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA**  
**(Incorporated in Malaysia)**

**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 2018 and of its financial performance and cash flows for the year then ended.

**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**  
[AF: 1351]  
Chartered Accountants



**ARIKRISHNAN DASS**  
1791/05/2 (J)  
CA (M), ACMA (LONDON)

Dated : **16 JAN 2020**

Kuala Lumpur

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

**STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2018**

	Note	2018 RM	2017 RM
<b>PROPERTY, PLANT &amp; EQUIPMENT</b>	2(c) & 3	470	1,213
<b>CURRENT ASSETS</b>			
Maintenance Charges Receivables		338,739	322,376
Other Receivables, Deposits & Prepayments	4	2,000	2,000
Cash & Bank Balances		278,543	156,017
		619,282	480,393
<b>CURRENT LIABILITIES</b>			
Other Payables & Accruals	5	129,200	118,361
		129,200	118,361
<b>NET CURRENT ASSETS</b>		490,082	362,032
		490,552	363,245
<b>Represented by :</b>			
<b>CAPITAL AND RESERVES</b>			
Accumulated Funds	6	490,552	363,245
		490,552	363,245

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

**BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA**  
**DETAILED STATEMENT OF COMPREHENSIVE INCOME**  
**FOR THE YEAR ENDED 31 DECEMBER 2018**

	2018 RM	2017 RM
<b>INCOME</b>		
Administration Fee	2,610	3,870
Clubhouse Assessment Receivable	62	82
Insurance Charges	16,029	978
Other Income	10,000	10,000
Quit Rent	17	-
Rent of Facilities	1,090	800
Rental Income	54,000	36,500
Service Charges	1,352,880	1,352,880
Sinking Fund Contributions	133,848	133,848
	1,570,536	1,538,958
<b>GROSS PROFIT</b>	1,570,536	1,538,958
<b>ADD: NON OPERATING INCOME</b>	3,207	-
<b>LESS: EXPENDITURE</b>		
Air Conditioner	960	480
Audit Fee	4,000	3,000
Auto Barrier Gate	11,340	6,500
Bank Charges	522	543
Cleaning Charges	4,099	2,571
Depreciation of Property, Plant and Equipment	743	2,168
Electrical Installation	4,960	9,500
Festive Seasons & Function	7,931	11,800
Fire Protection	6,970	2,205
General Expenses	-	445
Internet Subscription	4,951	4,849
Landscaping Service	144,000	144,000
Managing Agent's Fee	301,350	311,640
Pest Control System	12,364	9,328
Printing & Stationery	160	977
Project Renovation	-	24,826
Quit Rent	-	893
Recreation Facilities	6,654	11,100
Security System Expenditure	-	126,140
Security System Maintenance	627,669	644,613
<b>BALANCE CARRIED FORWARD</b>	1,138,673	1,317,578

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



**BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA**  
**DETAILED STATEMENT OF COMPREHENSIVE INCOME**  
**FOR THE YEAR ENDED 31 DECEMBER 2018**

	2018 RM	2017 RM
<b>BALANCE BROUGHT FORWARD</b>	1,138,673	1,317,578
Swimming Pool	13,833	10,200
System Service Subscription	5,643	4,293
Telephone and Fax Charges	5,534	6,243
Upkeep of Building	184,460	207,111
Upkeep of Security System	42,511	4,535
Utilities Supply	55,782	61,522
	1,446,436	1,611,482
 <b>NET SURPLUS / (DEFICIT) FOR THE YEAR</b>	127,307	(72,524)

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

**STATEMENT OF CASH FLOW**  
**FOR THE YEAR ENDED 31 DECEMBER 2018**

	Note	2018 RM	2017 RM
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Cash Receipts from Residents		1,420,325	1,383,969
Cash Payments to Employees & for Administrative Expenses		<u>(1,431,647)</u>	<u>(1,604,537)</u>
<b>NET CASH USED IN OPERATING ACTIVITIES</b>		<u>(11,322)</u>	<u>(220,568)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITY</b>			
Proceed from Sinking Fund		<u>133,848</u>	<u>133,848</u>
<b>NET CASH GENERATED FROM FINANCING ACTIVITY</b>		<u>133,848</u>	<u>133,848</u>
<b>NET INCREASE / (DECREASE) IN CASH &amp; CASH EQUIVALENTS</b>		122,526	(86,720)
<b>CASH &amp; CASH EQUIVALENTS AT BEGINNING OF FINANCIAL YEAR</b>		<u>156,017</u>	<u>242,737</u>
<b>CASH &amp; CASH EQUIVALENTS AT END OF FINANCIAL YEAR</b>		<u><u>278,543</u></u>	<u><u>156,017</u></u>
<b>Note:</b>			
<b>Cash &amp; Cash Equivalents :-</b>			
Cash at bank		<u><u>278,543</u></u>	<u><u>156,017</u></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 2018**

**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 16<sup>th</sup> 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 **16 JAN 2020**

**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 statement of cash flow.

Cash and cash equivalents represent bank balance only.

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

Property, plant & equipment 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:

Automatic Barrier Gate	20%
Furniture & Fitting	20%
Office Equipment	20%

**(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 & EQUIPMENT**

	<b>Automatic Barrier Gate RM</b>	<b>Furniture &amp; Fittings RM</b>	<b>Office Equipment RM</b>	<b>Total RM</b>
<b>At Cost</b>				
As at 01 January 2018	118,250	1,820	14,007	134,077
Additions	-	-	-	-
Disposal	-	-	-	-
As at 31 December 2018	<u>118,250</u>	<u>1,820</u>	<u>14,007</u>	<u>134,077</u>
<b>Accumulated Depreciation</b>				
As at 01 January 2018	118,249	1,819	12,796	132,864
Charge for the year	-	-	743	743
Disposal	-	-	-	-
As at 31 December 2018	<u>118,249</u>	<u>1,819</u>	<u>13,539</u>	<u>133,607</u>
<b>Net Book Value</b>				
As at 31 December 2018	<u>1</u>	<u>1</u>	<u>468</u>	<u>470</u>
As at 31 December 2017	<u>1</u>	<u>1</u>	<u>1,211</u>	<u>1,213</u>
Depreciation charged for the year ended 31 December 2017	<u>-</u>	<u>-</u>	<u>2,168</u>	<u>2,168</u>

4. **OTHER RECEIVABLES, DEPOSITS & PREPAYMENTS**

	<b>2018 RM</b>	<b>2017 RM</b>
Deposits	<u>2,000</u>	<u>2,000</u>
	<u>2,000</u>	<u>2,000</u>

5. **CASH AND CASH EQUIVALENTS**

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

	<b>2018 RM</b>	<b>2017 RM</b>
Cash at Bank	<u>278,543</u>	<u>156,017</u>
	<u>278,543</u>	<u>156,017</u>

**6. OTHER PAYABLES, DEPOSITS & ACCRUALS**

	<b>2018</b>	<b>2017</b>
	<b>RM</b>	<b>RM</b>
Other Payables	100,705	97,488
Deposit Received	10,000	10,000
Accruals	18,495	10,873
	<u>129,200</u>	<u>118,361</u>

**7. ACCUMULATED FUNDS**

	<b>2018</b>	<b>2017</b>
	<b>RM</b>	<b>RM</b>
Beginning of the year	363,245	435,769
Net surplus / (deficit) during the year	127,307	(72,524)
	<u>490,552</u>	<u>363,245</u>

**8. CURRENCY**

All amounts are stated in Ringgit Malaysia.