

PTG/WP. 20/1/1945

**PERBADANAN PENGURUSAN  
KONDOMINIUM DANAU MURNI**  
(Established under Strata Titles Act 1985)

**REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2015**

**PERBADANAN PENGURUSAN  
KONDOMINIUM DANAU MURNI**  
(Established under Strata Titles Act 1985)

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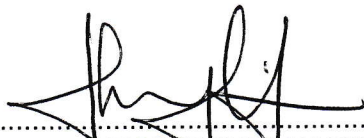
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**PERBADANAN PENGURUSAN  
KONDOMINIUM DANAU MURNI**  
(Established under Strata Titles Act 1985)

**STATEMENT BY OFFICE BEARERS**

We, **SHAMSUL RIDZUAN BIN IDRIS, UZAIMI BIN MOHD SHAHARI** and **BADRUL SHAHRI BIN ABU BAKAR**, being three of the office bearers of **PERBADANAN PENGURUSAN KONDOMINIUM DANAU MURNI** do hereby state that in the opinion of the office bearers, the accompanying financial statements give a true and fair view of the state of affairs of the Management Corporation at 31 December 2015 and of its results and cash flows for the year ended on that date and are properly drawn up in accordance with applicable approved accounting standards in Malaysia.

On behalf of Perbadanan Pegurusan Kondominium Danau Murni



.....  
**SHAMSUL RIDZUAN BIN IDRIS**  
**CHAIRMAN**



.....  
**UZAIMI BIN MOHD SHAHARI**  
**SECRETARY**



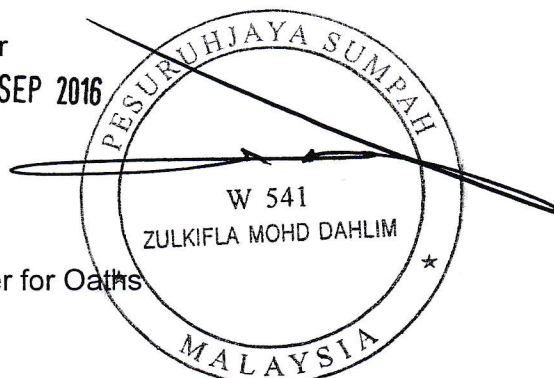
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**BADRUL SHAHRI BIN ABU BAKAR**  
**TREASURER**

Kuala Lumpur

Dated: **29 SEP 2016**

Before me,

Commissioner for Oaths



NO: 17, JALAN PETALING  
50000 KUALA LUMPUR

**REPORT OF THE AUDITORS**

**TO**

**PERBADANAN PENGURUSAN  
KONDOMINIUM DANAU MURNI  
[PTG/WP. 20/1/1945]**

**Report on the Financial Statements**

We have audited the financial statements of **Perbadanan Pengurusan Kondominium Danau Murni**, which comprise the balance sheet as at 31 December 2015, and the income statement, and cash flow statement for the year then ended, and a summary of significant accounting policies and other explanatory notes, as set out on pages 4 to 15.

**Council's Responsibility for the Financial Statements**

The Council members of Perbadanan Pengurusan Kondominium Danau Murni are responsible for the preparation and fair presentation of these financial statements in accordance with approved accounting 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. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the JMC, 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.

**REPORT OF THE AUDITORS**

**TO**

**PERBADANAN PENGURUSAN  
KONDOMINIUM DANAU MURNI**  
[PTG/WP. 20/1/1945]  
(CONTINUED)

**Report on the Financial Statements (Cont'd)**

Opinion

In our opinion, the financial statements have been properly drawn up so as to give a true and fair view of the financial position of Perbadanan Pengurusan Kondominium Danau Murni as of 31 December 2015 and of its financial performance and cash flows for the year then ended. The accounting and other records examined and the explanations and information given to us by the Council members have been satisfactory.

**Other Matters**

This report is made solely for Perbadanan Pegurusan Kondominium Danau Murni and for no other purpose. We do not assume responsibility to any other person for the content of this report.



**DANIEL & CO**  
No. AF 1930  
CHARTERED ACCOUNTANTS (M)



**ISAAC DANIEL**  
No. 2787/01/18(J)  
CHARTERED ACCOUNTANT

Kuala Lumpur

Dated: 29 SEP 2016



**PERBADANAN PENGURUSAN  
KONDOMINIUM DANAU MURNI**  
(Established under Strata Titles Act 1985)

**BALANCE SHEET  
AS AT 31 DECEMBER 2015**

	<u>Note</u>	<u>2015</u> RM	<u>2014</u> RM
<b>PLANT AND EQUIPMENT</b>	4	14,429	14,776
<b>CURRENT ASSETS</b>			
Amount due from owners	5	187,324	217,403
Deposits and prepayment	6	8,673	8,173
Cash and bank balances	7	362,482	279,171
		<u>558,479</u>	<u>504,747</u>
<b>CURRENT LIABILITIES</b>			
Advance payment from owners		17,092	7,687
Trade payables		83,756	95,254
Other payables and accrued liabilities	8	207,188	207,308
Deposits received from owners	9	110,649	111,392
Provision for taxation		10,840	10,840
		<u>429,525</u>	<u>432,481</u>
<b>NET CURRENT ASSETS</b>		<u>128,954</u>	<u>72,266</u>
		<u>143,383</u>	<u>87,042</u>
Represented by:			
<b>BUILDING MAINTENANCE FUND</b>		(454,685)	(425,226)
<b>SINKING FUND</b>		598,068	512,268
		<u>143,383</u>	<u>87,042</u>

The accompanying notes are an  
integral part of these financial statements

**PERBADANAN PENGURUSAN  
KONDOMINIUM DANAU MURNI**  
(Established under Strata Titles Act 1985)

**STATEMENT OF CHANGES IN FUND  
FOR THE YEAR ENDED 31 DECEMBER 2015**

	Building maintenance <u>fund</u> RM	Sinking <u>fund</u> RM	<u>Total</u> RM
At 1 January 2014	(429,806)	430,058	252
Billings for the year	-	82,210	82,210
Surplus after taxation	4,580	-	4,580
At 31 December 2014	<u>(425,226)</u>	<u>512,268</u>	<u>87,042</u>
Billings for the year	-	85,800	85,800
Deficit after taxation	(29,459)	-	(29,459)
At 31 December 2015	<u><u>(454,685)</u></u>	<u><u>598,068</u></u>	<u><u>143,383</u></u>

The accompanying notes are an  
integral part of these financial statements

**PERBADANAN PENGURUSAN  
KONDOMINIUM DANAU MURNI**  
(Established under Strata Titles Act 1985)

**BUILDING MAINTENANCE FUND ACCOUNT  
FOR THE YEAR ENDED 31 DECEMBER 2015**

	<u>Note</u>	<u>2015</u> RM	<u>2014</u> RM
<b>INCOME</b>			
Maintenance charges		860,400	824,700
Electricity and water		133,792	133,412
Fire insurance		44,625	44,625
Quit rent		6,500	6,500
Car park rental		68,030	51,810
Rental income		31,200	24,000
Interest		1,907	1,714
Sundry income		4,220	4,640
Insurance claims received		26,703	25,332
Miscellaneous income		2,300	-
		1,179,677	1,116,733
<b>EXPENDITURE</b>			
Administrative and general expenses	10	40,515	32,865
Building maintenance expenses	11	679,185	559,221
Depreciation		4,195	4,878
Management fee and staff cost		186,894	196,876
Utilities	12	298,347	318,313
		1,209,136	1,112,153
<b>(DEFICIT)/SURPLUS BEFORE TAXATION</b>		<b>(29,459)</b>	<b>4,580</b>
<b>TAXATION</b>		<b>-</b>	<b>-</b>
<b>(DEFICIT)/SURPLUS AFTER TAXATION</b>		<b>(29,459)</b>	<b>4,580</b>

The accompanying notes are an  
integral part of these financial statements



**PERBADANAN PENGURUSAN  
KONDOMINIUM DANAU MURNI**  
(Established under Strata Titles Act 1985)

**CASH FLOW STATEMENT  
FOR THE YEAR ENDED 31 DECEMBER 2015**

	<u>2015</u> RM	<u>2014</u> RM
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Cash receipts from owners	1,273,388	1,167,457
Cash payments to suppliers	(87,396)	(92,800)
Cash payments for administrative costs	<u>(1,103,040)</u>	<u>(998,409)</u>
Cash generated from operations	82,952	76,248
Interest received	1,907	1,714
Miscellaneous income	<u>2,300</u>	<u>-</u>
Net cash from operating activities	87,159	77,962
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Purchase of plant and equipment	<u>(3,848)</u>	<u>(4,439)</u>
<b>NET INCREASE IN CASH AND CASH EQUIVALENTS</b>	83,311	73,523
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>	<u>279,171</u>	<u>205,648</u>
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>	<u>362,482</u>	<u>279,171</u>

Notes to the Cash Flow Statement

**CASH AND CASH EQUIVALENTS COMPRISE:**

Cash and bank balances	<u>362,482</u>	<u>279,171</u>
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The accompanying notes are an  
integral part of these financial statements

**PERBADANAN PENGURUSAN  
KONDOMINIUM DANAU MURNI**  
(Established under Strata Titles Act 1985)

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2015**

**1. GENERAL INFORMATION**

Perbadanan Pengurusan Kondominium Danau Murni was established under Section 39 of the Strata Titles Act, 1985.

**2. COUNCIL MEMBERS**

The Council members who served since the date of the last report are:

Chairman	: Shamsul Ridzuan Bin Idris
Secretary	: Uzaimi Bin Mohd Shahari
Treasurer	: Badrul Shahri bin Abu Bakar
Committee members	: Hanisawaty Binti Samsuddin
	: Sarjit Kaur a/p Ajaib Singh
	: Rosainida Binti Madrus

**3. SIGNIFICANT ACCOUNTING POLICIES**

(a) Basis of Accounting

The financial statements have been prepared under the historical cost convention in accordance with the applicable approved accounting standards in Malaysia.

(b) Plant and Equipment and Depreciation

Plant and equipment are stated at cost less accumulated depreciation and impairment losses.

Depreciation is calculated on a straight-line method over the expected useful lives of the assets concerned. The principal annual rates are:

Furniture and fittings	10%
Office equipment	20%
Office renovation	10%
Computer equipment and software	15%

Where indication of impairment exists, the carrying amount of the item plant and equipment is assessed and written down immediately to its recoverable amount.

(c) Receivables

Receivables are carried at anticipated realisable value.

Bad debts are written off in the period in which they are identified. An estimate is made for doubtful debts based on a review of all outstanding amounts as at the balance sheet date.

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2015**

**3. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)**

(d) Payables

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

(e) Income Recognition

Service charges is recognised on an accruals basis.

Rental income is recognised on an accruals basis.

(f) Building Maintenance Fund

All income receivables from condominium owners are utilised for the maintenance and upkeep of the condominiums and any unused income in any year is carried forward under Building Maintenance Fund for utilisation in subsequent year.

(g) Sinking Fund

This fund is maintained by the Management Corporation under Section 51 of the Strata Management Act 2013 (Act 757) for the purposes of meeting its actual or expected liabilities in respect of the following matters:

- (i) the painting or repainting of any part of the common property which is a building or other structure;
- (ii) the acquisition of any movable property for use in relation to the common property;
- (iii) the renewal or replacement of any fixture or fitting comprised in any common property;
- (iv) the upgrading and refurbishment of the common property; or
- (v) any other capital expenditure as the Management Corporation deems necessary.

(h) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand and at bank and deposits at call and short term highly liquid investments which have an insignificant risk of changes in value, net of outstanding bank overdrafts.

**PERBADANAN PENGURUSAN  
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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2015**

**3. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)**

(i) Significant Accounting Judgements and Estimates

In the process of preparing these financial statements:

- (i) there were no significant judgements made in applying the accounting policies of the Management Corporation which may have significant effects on the amounts recognised in the financial statements; and
- (ii) there were no significant estimation of uncertainty at the balance sheet, that may have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial period.



**PERBADANAN PENGURUSAN  
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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2015**

**4. PLANT AND EQUIPMENT**

	<u>Furniture and fittings</u> RM	<u>Office equipment</u> RM	<u>Office renovation</u> RM	<u>Tools and equipment</u> RM	<u>Computer equipment and software</u> RM	<u>Total</u> RM
Cost:						
At 1 January 2015	5,335	2,469	12,400	7,980	13,344	41,528
Additions	551	3,297	-	-	-	3,848
At 31 December 2015	5,886	5,766	12,400	7,980	13,344	45,376
Accumulated depreciation:						
At 1 January 2015	3,705	2,043	11,883	1,178	7,943	26,752
Charge for the year	445	963	516	798	1,473	4,195
At 31 December 2015	4,150	3,006	12,399	1,976	9,416	30,947
Carrying amount:						
At 31 December 2015	1,736	2,760	1	6,004	3,928	14,429
At 31 December 2014	1,630	426	517	6,802	5,401	14,776



**PERBADANAN PENGURUSAN  
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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2015**

**5. AMOUNT DUE FROM OWNERS**

The amount due from owners consists of outstanding building maintenance fund, rental, electricity and water and other miscellaneous charges such as overdue interest, reimbursement of insurance and quit rent.

**6. DEPOSITS AND PREPAYMENT**

	<u>2015</u> RM	<u>2014</u> RM
Utility deposits	1,800	1,300
Prepayment - insurance	6,212	6,212
Extra/short bank in	661	661
	<u>8,673</u>	<u>8,173</u>

**7. CASH AND BANK BALANCES**

	<u>2015</u> RM	<u>2014</u> RM
Building Maintenance Fund		
- CIMB Islamic Bank Berhad	42,699	8,431
- Hong Leong Bank Berhad *	6,954	6,964
- Public Bank Berhad **	1,663	1,663
Sinking Fund		
- CIMB Islamic Bank Berhad	302,603	261,553
Cash in hand	8,563	560
	<u>362,482</u>	<u>279,171</u>

\* Held under the name of Danau Murni Joint Management Body

\*\* Held under the name of Faber Facilities Sdn. Bhd.

**PERBADANAN PENGURUSAN  
KONDOMINIUM DANAU MURNI**  
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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2015**

**8. OTHER PAYABLES AND ACCRUED LIABILITIES**

	<u>2015</u> RM	<u>2014</u> RM
Faber Facilities Sdn. Bhd.	190,245	190,245
Accrued liabilities	3,180	6,180
Unidentified bank - ins	13,763	10,883
	<u>207,188</u>	<u>207,308</u>

**9. DEPOSITS RECEIVED FROM OWNERS**

	<u>2015</u> RM	<u>2014</u> RM
Service charges deposits	53,943	53,800
Sinking fund deposits	5,380	5,366
Miscellaneous deposits	51,326	52,226
	<u>110,649</u>	<u>111,392</u>

**10. ADMINISTRATIVE AND GENERAL EXPENSES**

	<u>2015</u> RM	<u>2014</u> RM
Assessment	235	2,962
Audit fee		
- current year	3,000	3,000
- underprovision in prior years	-	200
Bank charges	220	265
Courier and postage	3,970	2,183
Legal fee	15,840	8,860
Printing and stationery	4,782	5,231
Quit rent	5,948	5,948
Rental of photocopier machine	4,837	2,561
Small value asset	-	120
Staff refreshment	-	316
Travelling	1	214
Upkeep of office equipment	1,682	1,005
	<u>40,515</u>	<u>32,865</u>

**PERBADANAN PENGURUSAN  
KONDOMINIUM DANAU MURNI**  
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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2015**

**11. BUILDING MAINTENANCE EXPENSES**

	<u>2015</u>	<u>2014</u>
	RM	RM
Chargeman fee	17,600	18,300
Cleaning service	87,780	84,000
Commission	140	-
Diesel	1,010	2,340
Electrical inspection fee	3,135	1,690
General expenses	171	870
Insurance	41,814	41,459
Landscape maintenance	36,500	34,140
License fee	3,380	1,100
Lift maintenance	45,144	51,662
Pest control	4,810	3,960
Proximity card	-	4,500
Repair and maintenance	123,775	-
Rubbish disposal	3,500	4,500
Security services		
- current year	147,327	157,825
- overprovision in prior years	-	(133)
Signage	-	288
Sticker	1,800	-
Swimming pool maintenance	11,286	10,800
Tools and equipment	8,799	13,386
Tree trimming costs	540	-
Upkeep of barrier gate system	17,365	3,084
Upkeep of building	47,895	15,220
Upkeep of CCTV	318	-
Upkeep of common area	4,924	34,935
Upkeep of electrical items	3,500	6,520
Upkeep of fire protection	20,828	17,445
Upkeep of lift	35,590	11,880
Upkeep of plumbing	7,230	16,610
Upkeep of swimming pool	3,024	12,170
Water meter	-	10,670
	<u>679,185</u>	<u>559,221</u>

**PERBADANAN PENGURUSAN  
KONDOMINIUM DANAU MURNI**  
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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2015**

**12. UTILITIES**

	<u>2015</u>	<u>2014</u>
	RM	RM
Electricity and water	293,257	312,217
Sewerage	422	200
Telephone and internet	4,668	5,896
	<u>298,347</u>	<u>318,313</u>

**13. FINANCIAL INSTRUMENTS**

Credit Risk

As at 31 December 2015, Perbadanan Pegurusan Kondominium Danau Murni has receivables due from condominium owners, of which RM94,999 have been outstanding for more than 90 days. Other than as mentioned, Perbadanan Pegurusan Kondominium Danau Murni has no significant concentration of credit risk. The maximum exposures to credit risk are represented by the carrying amount shown in the balance sheet.

**14. COMPARATIVE FIGURES**

Certain comparative figures have been amended to conform to current year's presentation.