

Reg. No.  
DBKL MC 153/2008

**PERBADANAN PENGURUSAN VISTA KOMANWEL B**  
[Established in Malaysia under Strata Title Act 1985 (Act 318)]

**REPORT AND FINANCIAL STATEMENTS  
FOR THE FINANCIAL YEAR ENDED  
31<sup>ST</sup> DECEMBER 2013**

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**PERBADANAN PENGURUSAN VISTA KOMANWEL B**  
[Established in Malaysia under Strata Title Act 1985 (Act 318)]

**STATEMENT BY COUNCIL MEMBERS**

In the opinion of the Council Members, the financial statements set out on pages 4 to 13 are properly drawn up in accordance with Private Entities Reporting Standards in Malaysia so as to give a true and fair view of the state of affairs of the financial position of **Perbadanan Pengurusan Vista Komanwel B** as at **31<sup>st</sup> December 2013** and of the results of its operations and cash flows for the financial year ended on that date.

Signed on behalf of the Council Members:



**CHOW YUE WING**  
Chairman



**TEH TEONG KHUAN**  
Deputy Treasurer

Date: **15 SEP 2014**

Kuala Lumpur

**INDEPENDENT AUDITORS' REPORT TO THE COUNCIL MEMBERS OF**

**PERBADANAN PENGURUSAN VISTA KOMANWEL B**  
[Established in Malaysia under Strata Title Act 1985 (Act 318)]

**31<sup>ST</sup> DECEMBER 2013**

***Report on the Financial Statements***

We have audited the financial statements of **Perbadanan Pengurusan Vista Komanwel B** which comprises the balance sheet as at **31<sup>st</sup> December 2013**, and the income statement for the financial year then ended, and a summary of significant accounting policies and other explanatory notes, as set out on pages 4 to 13.

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

The Council Members of the of Perbadanan Pengurusan Vista Komanwel B are responsible for the preparation and fair presentation of these financial statements in accordance with 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 Perbadanan Pengurusan Vista Komanwel B 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 of Perbadanan Pengurusan Vista Komanwel B internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Directors, 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.

(cont' d)

**INDEPENDENT AUDITORS' REPORT TO THE COUNCIL MEMBERS OF**

**PERBADANAN PENGURUSAN VISTA KOMANWEL B**  
[Established in Malaysia under Strata Title Act 1985 (Act 318)]

**31<sup>ST</sup> DECEMBER 2013**


***Opinion***


We were unable to perform proper test and procedures as well as obtaining a written confirmation on the debt claimed by Perbadanan Pengurusan Vista Komanwel B (during the period managed by Vistajati Holdings Sdn. Bhd.) amounting to RM 336,599.58 as at 31<sup>st</sup> December 2013 which is included under other receivables, deposits, and prepayments of RM 379,399.

In our opinion, except for the effects of such adjustments, if any as might have been determined to be necessary had we able to satisfy ourselves by conducting a proper test and procedures as well as obtaining a written confirmation on the debt claimed by Perbadanan Pengurusan Vista Komanwel B (during the period managed by Vistajati Holdings Sdn. Bhd.) amounting to RM 336,599.58, the financial statements for the year ended 31<sup>st</sup> December 2013 have been properly drawn up in accordance with the accounting policies therein.

***Other Matters***

This report is made solely to the Council Members of the **Perbadanan Pengurusan Vista Komanwel B** and for no other purpose. We do not assume responsibility towards any other person for the content of this report.

  
**DOUGLAS LOH & ASSOCIATES**  
Firm Number: AF-0919  
Chartered Accountants

  
**LOH YOON MING**  
Approval Number: 1425/10/15(J)  
Chartered Accountants

Kuala Lumpur

Date: **15 SEP 2014**

**PERBADANAN PENGURUSAN VISTA KOMANWEL B**  
[Established in Malaysia under Strata Title Act 1985 (Act 318)]

**BALANCE SHEET AS AT 31<sup>ST</sup> DECEMBER 2013**

	NOTE	2013 RM	2012 RM
<b>Property, plant and equipment</b>	<b>4</b>	546,612	547,709
<b>Current assets</b>			
Amount due from owners	<b>5</b>	165,935	171,437
Other receivables, deposits and prepayments		379,399	398,533
Fixed deposits with licensed bank	<b>6</b>	50,000	1,100,000
Cash and bank balances	<b>7</b>	1,144,284	581,718
		<hr/>	<hr/>
		1,739,618	2,251,688
<b>Current liabilities</b>			
Trade payables	<b>8</b>	114,055	93,681
Other payables and accruals		1,527,953	1,219,720
		<hr/>	<hr/>
		1,642,008	1,313,401
<b>Net current assets</b>		<hr/>	<hr/>
		97,610	938,287
<b>Net assets</b>		<hr/>	<hr/>
		644,222	1,485,996
<b>Financed by:</b>			
Accumulated surplus		697,302	803,284
Sinking fund	<b>9</b>	(53,080)	682,712
		<hr/>	<hr/>
		644,222	1,485,996
		<hr/>	<hr/>

(The accompanying notes form an integral part of the financial statements.)

**PERBADANAN PENGURUSAN VISTA KOMANWEL B**  
[Established in Malaysia under Strata Title Act 1985 (Act 318)]

**STATEMENT OF INCOME AND EXPENDITURE**  
**FOR THE FINANCIAL YEAR ENDED 31<sup>ST</sup> DECEMBER 2013**

	<b>2013</b>	<b>2012</b>
	<b>RM</b>	<b>RM</b>
<b>Income</b>		
Service charges	1,464,594	1,464,593
Water recoverable	290,205	267,545
Insurance	60,077	60,077
Interest on late payment	10,178	14,644
Rental income	36,266	42,266
Interest income	15,409	37,480
Quit rent recoverable	8,358	8,219
Other income	116,677	19,508
	<hr/>	<hr/>
	2,001,764	1,914,332
<b>Expenditures</b>	<hr/> (2,107,746)	<hr/> (1,837,597)
<b>Net (deficit)/surplus for the financial year</b>	<hr/> (105,982)	<hr/> 76,735
<b>Accumulated surplus brought forward</b>	<hr/> 803,284	<hr/> 726,549
<b>Accumulated surplus carried forward</b>	<hr/> <hr/> 697,302	<hr/> <hr/> 803,284

(The accompanying notes form an integral part of the financial statements.)

**PERBADANAN PENGURUSAN VISTA KOMANWEL B**  
[Established in Malaysia under Strata Title Act 1985 (Act 318)]

**SCHEDULE OF EXPENDITURE**  
**FOR THE FINANCIAL YEAR ENDED 31<sup>ST</sup> DECEMBER 2013**

	2013 RM	2012 RM
<b>Administration</b>		
AGM expenses	1,750	2,023
Allowance	10,500	3,860
Audit fee	2,900	4,000
Bank charges	16,895	18,490
Car sticker	4,260	3,140
Consultation fee	12,190	-
Copier rental charges	2,432	1,500
Depreciation of property, plant and equipment	152,234	64,304
Legal fees	477	18,621
License fee	7,020	-
Management fee	96,000	96,000
Miscellaneous expenses	2,603	5,863
Postage and courier charges	3,492	3,856
Printing and stationery	8,627	8,032
Service tax	240	420
Staff salary	183,000	168,000
Staff welfare and refreshment	886	356
Travelling	382	1,911
	<hr/> 505,888	<hr/> 400,376
<b>Utilities</b>		
Electricity	286,789	244,072
Telephone and fax charges	3,963	5,145
Water charges	236,629	275,967
	<hr/> 527,381	<hr/> 525,184
<b>Contractual services</b>		
Cleaning and polishing	168,153	154,700
Electrical and mechanical	3,000	3,000
Fire fighting services	9,000	9,000
Landscape	21,600	19,700
Lift maintenance	108,444	104,637
Pest control	6,950	7,600
Security	376,996	364,975
Swimming pool maintenance	14,400	12,100
	<hr/> 708,543	<hr/> 675,712

**PERBADANAN PENGURUSAN VISTA KOMANWEL B**  
[Established in Malaysia under Strata Title Act 1985 (Act 318)]

**SCHEDULE OF EXPENDITURE**  
**FOR THE FINANCIAL YEAR ENDED 31<sup>ST</sup> DECEMBER 2013 (CONT'D)**

	<b>2013</b>	<b>2012</b>
	<b>RM</b>	<b>RM</b>
<b>Non-contractual services</b>		
Fire preventive maintenance	13,480	480
General repair and maintenance	247,522	150,687
Intercom system	1,175	1,100
Leach bin	1,920	-
Purchase hardware tools	14,932	10,884
Refuse collection	2,000	2,440
Signage	5,440	-
	<hr/>	<hr/>
	286,469	165,591
	<hr/>	<hr/>
<b>Fixed expenses</b>		
Insurance	71,536	62,805
Quit rent	7,929	7,929
	<hr/>	<hr/>
	79,465	70,734
	<hr/>	<hr/>
<b>Total expenditures</b>	<hr/> <b>2,107,746</b> <hr/>	<hr/> <b>1,837,597</b> <hr/>

(The accompanying notes form an integral part of the financial statements.)



**PERBADANAN PENGURUSAN VISTA KOMANWEL B**  
[Established in Malaysia under Strata Title Act 1985 (Act 318)]

**CASH FLOW STATEMENT**  
**FOR THE FINANCIAL YEAR ENDED 31<sup>ST</sup> DECEMBER 2013**

	<b>2013</b>	<b>2012</b>
	<b>RM</b>	<b>RM</b>
<b>Cash flows from operating activities</b>		
Net (deficit)/surplus	(105,982)	76,735
Adjustments for:		
Depreciation of property, plant and equipment	152,234	64,304
	<hr/>	<hr/>
Operating surplus before changes in working capital	46,252	141,039
Sinking fund	(735,792)	145,723
Change in amount due from owners	5,502	188,967
Change in other receivables, deposits and prepayments	1,069,134	(80,098)
Change in other payables and accruals	328,607	158,390
	<hr/>	<hr/>
Net cash generated from operating activities	713,703	554,021
	<hr/>	<hr/>
<b>Cash flows from investing activity</b>		
Acquisitions of plant and equipment	(151,137)	(455,088)
	<hr/>	<hr/>
Net cash used in investing activity	(151,137)	(455,088)
	<hr/>	<hr/>
<b>Net increase in cash and cash equivalents</b>	562,566	98,933
<b>Cash and cash equivalents as at 1<sup>st</sup> January</b>	581,718	482,785
	<hr/>	<hr/>
<b>Cash and cash equivalents as at 31<sup>st</sup> December</b>	1,144,284	581,718
	<hr/>	<hr/>

(The accompanying notes form an integral part of the financial statements.)

**PERBADANAN PENGURUSAN VISTA KOMANWEL B**  
[Established in Malaysia under Strata Title Act 1985 (Act 318)]

**NOTES TO THE FINANCIAL STATEMENTS**  
**31<sup>ST</sup> DECEMBER 2013**

**1. GENERAL INFORMATION**

The Management Corporation was established in Malaysia under the Strata Titles Act, 1985 (Act 318) upon the opening of Strata Register Book on 15 April 2009.

**2. BASIS OF PREPARATION OF FINANCIAL STATEMENTS**

The financial statements of the Management Corporation have been prepared in accordance with the provision of the Strata Titles Act, 1985 (Act 318) and Approved Accounting Standards in Malaysia.

**3. SIGNIFICANT ACCOUNTING POLICIES**

**i. Basis of Accounting**

The financial statements of the Management Corporation are prepared under the historical cost convention.

**ii. Property, Plant and Equipment, and Depreciation**

Property, plant and equipment are stated at cost less accumulated depreciation and impairment losses. The policy for the recognition and measurement of impairment losses is in accordance with Note 3(g).

Depreciation of plant and equipment is provided for on a straight-line basis to write off the cost of each asset to its residual value over the estimated useful life, at the following annual rates:

	Rate %
Computer	20
Furniture and fittings	20
Office equipment	20
Computer equipment	20
Electrical and fitting	20
Gate and grill	20
Operating equipment	20
Building and hall	20

Upon the disposal of an item of property, plant or equipment, the difference between the net disposal proceeds and the net carrying amount is recognized in the income statement.

**PERBADANAN PENGURUSAN VISTA KOMANWEL B**  
[Established in Malaysia under Strata Title Act 1985 (Act 318)]

**NOTES TO THE FINANCIAL STATEMENTS**  
**31<sup>ST</sup> DECEMBER 2013**

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

**iii. Income recognition**

**i) Service charges**

Service charges are created pursuant to Section 45 of the Strata Titles Act, 1985 (Act 318) and accrued on a monthly basis.

**ii) Interest income**

Interest income is recognized on an accrual basis

**iv. Receivables**

Receivables are stated at nominal value as reduced by the appropriate allowances for estimated irrecoverable amounts. Allowance for doubtful receivables is made based on estimates of possible losses which may arise from non-collection of certain receivable amounts.

**v. Provisions**

Provisions are made when there is a present legal or constructive obligation as a result of past events, when it is probable that an outflow of resources will be required to settle the obligation and when a reliable estimate of the amount can be made.

**vi. Cash and Cash Equivalents**

Cash equivalents include short-term highly liquid investments which are readily convertible to cash without significant risk of changes in value.

**vii. Impairment of Assets**

At each balance sheet date, the Management Corporation reviews the carrying amounts of its assets to determine whether there is any indication of impairment. If any such indication exists, impairment is measured by comparing the carrying values of the assets with their recoverable amounts. Recoverable amount is the higher of net selling price and value in use, which is measured by reference to discounted future cash flows.

An impairment loss is recognized as an expense in the income statement immediately, unless the asset is carried at a revalued amount.

**viii. Sinking Fund**

This represents contributions from owners which shall be utilized solely for the purpose of meeting actual or expected liabilities in respect of, inter alia, painting or repainting, acquisition of suitable assets and equipment, renewal or replacement of any fixtures or fittings, capital equipment, maintenance and improvement of the common property and any other expenditure with respect to any part of the **Vista Komanwel B** or the common property.

**PERBADANAN PENGURUSAN VISTA KOMANWEL B**  
[Established in Malaysia under Strata Title Act 1985 (Act 318)]

**NOTES TO THE FINANCIAL STATEMENTS**  
**31<sup>ST</sup> DECEMBER 2013**

**4. PROPERTY, PLANT AND EQUIPMENT**

At cost	Balance at 1.1.2013 RM	Acquisitions RM	Written off/ Disposal RM	Balance at 31.12.2013 RM
Renovation	136,855	-	-	136,855
Building and hall	194,590	60,000	-	254,590
Furniture and fittings	26,886	36,680	-	63,566
Office equipment	251,953	51,750	-	303,703
Computer equipment	99,343	1,500	-	100,843
Gate and grill	16,860	-	-	16,860
Operating equipment	63,205	1,207	-	64,412
	<u>789,692</u>	<u>151,137</u>	<u>-</u>	<u>940,829</u>

Accumulated depreciation	Balance at 1.1.2013 RM	Charges RM	Written off/ Disposal RM	Balance at 31.12.2013 RM
Renovation	65,295	21,301	-	86,596
Building and hall	3,243	50,918	-	54,161
Furniture and fittings	18,833	3,613	-	22,446
Office equipment	32,830	58,825	-	91,655
Computer equipment	99,331	1,019	-	100,350
Gate and grill	3,535	3,372	-	6,907
Operating equipment	18,916	13,186	-	32,102
	<u>241,983</u>	<u>152,234</u>	<u>-</u>	<u>394,217</u>

	Carrying amount		Depreciation	
	2013 RM	2012 RM	2013 RM	2012 RM
Renovation	50,259	71,560	21,301	18,567
Building and hall	200,429	191,347	50,918	3,243
Furniture and fittings	41,120	8,053	3,613	1,720
Office equipment	212,048	219,123	58,825	24,400
Computer equipment	493	12	1,019	433
Gate and grill	9,953	13,325	3,372	3,372
Operating equipment	32,310	44,289	13,186	12,569
	<u>546,612</u>	<u>547,709</u>	<u>152,234</u>	<u>64,304</u>

**PERBADANAN PENGURUSAN VISTA KOMANWEL B**  
[Established in Malaysia under Strata Title Act 1985 (Act 318)]

**NOTES TO THE FINANCIAL STATEMENTS**  
**31<sup>ST</sup> DECEMBER 2013**

**5. AMOUNT DUE FROM OWNERS**

Amount due from owners represent service charges, quit rent, fire insurance premium and interest on late payment due from the condominium owners.

	<b>2013</b> <b>RM</b>	<b>2012</b> <b>RM</b>
Amount due from owners	194,902	171,437
Less: Unknown deposits	(28,967)	-
	<hr/>	<hr/>
	165,935	171,437
	<hr/>	<hr/>

**6. FIXED DEPOSITS WITH LICENSED BANK**

The Management Corporation has withdrawn cash amounting RM 1,050,000 (2012: RM 1,100,000) from its fixed deposits with licensed bank account into its Management Corporation's current bank accounts. This account, which represents 10% of the total service charges paid by Owners during the financial year, is maintained for the purpose of setting up a sinking fund by the Perbadanan Pengurusan in respect of covering the costs for the periodic major repairs or replacements of the facilities of the Vista Komanwel B as provided in Strata Title Act 1985.

**7. CASH AND CASH EQUIVALENTS**

	<b>As at</b> <b>31.12.2013</b>	<b>As at</b> <b>31.12.2012</b>
Cash in hand	1,973	1,973
Cash at bank	1,142,311	579,745
	<hr/>	<hr/>
As at 31 <sup>st</sup> December	1,144,284	581,718
	<hr/>	<hr/>

**PERBADANAN PENGURUSAN VISTA KOMANWEL B**  
[Established in Malaysia under Strata Title Act 1985 (Act 318)]

**NOTES TO THE FINANCIAL STATEMENTS**  
**31<sup>ST</sup> DECEMBER 2013**

**8. OTHER PAYABLES AND ACCRUALS**

Trade payables represent charges from service providers for the cleaning, security, and other maintenance services rendered to Vista Komanwel B.

The normal trade credit terms granted range is 30 days.

**9. SINKING FUND**

	<b>As at 31.12.2013</b>	<b>As at 31.12.2012</b>
Balance brought forward	682,712	536,989
Add: Contribution by owners during financial year	145,723	145,723
Less: Utilization expenditure	(881,515)	-
	<u>(53,080)</u>	<u>682,712</u>

The sinking fund represents funds set aside to meet extraordinary and major expenditure required for the upkeep and maintenance of common property as set out in Section 46 of the Strata Titles Act, 1985 (Act 318). The sinking fund contribution by owners during the financial year is based on 10% of service charges.

**10. TAXATION**

The provision for taxation has not been provided in the financial statements of Perbadanan Pengurusan Vista Komanwel B as the Executive Committee is in the opinion that the entity would be exempted from taxation.

**11. COMPARATIVE FIGURE**

Certain comparative figures have been adjusted where necessary in order to conform to the presentation of the financial year.