

**Tala Island Owners' Association**

Financial statements for the  
year ended 31 December 2019

**Tala Island Owners' Association**  
**Financial statements for the year ended 31 December 2019**

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**Tala Island Owners' Association**  
**Administration and Contact details as at 31 December 2019**

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**Registration No.** Registered with the Ministry of Justice and Social Affairs under registration number 2017056350 obtained on 27 July 2017

**Members of the Board**

Shawki Abdullah Abdul Hussein Khalaf	-	Chairman
Qais Faisal Saleh Al Masqati	-	Vice-Chairman
Iqbal Muhammad Ibrahim Jasem Shehab	-	Member
Hassan Abdulhusain Abdullah Dhaif	-	Member
Yulia Makarenko	-	Member
Anthony James Tesar	-	Member
Nadia M. Al Sayed	-	Member
Feras Mohammed Hesham Aljalad	-	Member

**Association Manager** Tala Island Facility Management W.L.L.

**Office** Building 1034, Road 5710  
Block 257  
PO Box 18286  
Amwaj Islands  
Kingdom of Bahrain

**Banker** Ahli United Bank

**Auditors** BDO  
17<sup>th</sup> Floor  
Diplomat Commercial Office Tower  
PO Box 787  
Manama  
Kingdom of Bahrain

## Independent auditor's report to the management of Tala Island Owners' Association

### Report on the audit of the financial statements

#### Qualified opinion

We have audited the financial statements of Tala Island Owners' Association ("the Association"), which comprise the statement of financial position as at 31 December 2019, the statement of income and expenditure, the statement of changes in accumulated funds and the statement of cash flows for the year then ended, and the notes to the financial statements, including a summary of significant accounting policies. In our opinion, except for the effects of the matters described in the *Basis for qualified opinion* section of the report, the accompanying financial statements present fairly, in all material respects, the financial position of the Association as at 31 December 2019, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs).

#### Basis for qualified opinion

The Association has not adopted, nor performed an impact assessment with respect to the implementation of IFRS 9 - "*Financial Instruments*", though this accounting standard is mandatory for the accounting periods beginning on or after 1 January 2018. In the absence of impact assessment relating to this standard, we are unable to quantify the impact on these financial statements for the year ended 31 December 2018 including the relevant disclosures and revision to the accounting policies as required on the adoption of this standard.

Further, the Association has not adopted, nor performed an impact assessment with respect to the implementation of IFRS 16 - "*Leases*", though this accounting standard is mandatory for the accounting periods beginning on or after 1 January 2019. In the absence of an impact assessment relating to the standard, we are unable to quantify the impact on these financial statements for the year ended 31 December 2019, including the relevant disclosures and revision to the accounting policies as required on adoption of this accounting standard.

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in accordance with the Code of Ethics for Professional Accountants ("IESBA Code") issued by International Ethics Standards Board for Accountants, and we have fulfilled our other ethical responsibilities in accordance with its requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

#### Responsibilities of management and Those Charged With Governance (TCWG) for the financial statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with International Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Association or to cease operations, or have no realistic alternative but to do so.

Those Charged With Governance are responsible for overseeing the Association's financial reporting process.

## Independent auditor's report to the management of Tala Island Owners' Association (continued)

### Report on the audit of the financial statements (continued)

#### Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements, as a whole, are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit 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 Association's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Association's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Association to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the management and Those Charged With Governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



Manama, Kingdom of Bahrain  
17 March 2021



See Auditor's Report dated 17-03-2024  
Signed by BDO, CR No. 10201-04  
Partner: Nath Venkitachalam Viswanath  
Reg. No. 151  
Signature: 

**Tala Island Owners' Association**  
**Statement of financial position as at 31 December 2019**  
**(Expressed in Bahrain Dinars)**

	Notes	31 December 2019	31 December 2018
<b>ASSETS</b>			
<b>Non-current assets</b>			
Plant and equipment	5	<u>10,235</u>	<u>15,588</u>
<b>Current assets</b>			
Fee and other receivables	6	766,015	816,280
Cash and bank balance	7	<u>130,407</u>	<u>158,147</u>
		<u>896,422</u>	<u>974,427</u>
<b>Total assets</b>		<u>906,657</u>	<u>990,015</u>
<b>EQUITY AND LIABILITIES</b>			
<b>Capital and reserves</b>			
Accumulated deficit		(35,710)	(39,003)
Sinking fund	8	411,150	385,773
Maintenance reserve	9	<u>101,723</u>	<u>137,100</u>
		<u>477,163</u>	<u>483,870</u>
<b>Non-current liabilities</b>			
Employees' terminal benefits	10	-	34
<b>Current liabilities</b>			
Trade and other payables	11	<u>429,494</u>	<u>506,111</u>
<b>Total equity and liabilities</b>		<u>906,657</u>	<u>990,015</u>

These financial statements were approved and authorised for issue by the Association, and signed on their behalf by:



Shawki Abdullah Abdul Hussein Khalaf  
Chairman



Hasan Abdulhusain Abdulla Dhaif  
Board Member

**Tala Island Owners' Association**  
**Statement of income and expenditure for the year ended 31 December 2019**  
**(Expressed in Bahrain Dinars)**

	Notes	Year ended 31 December 2019	Year ended 31 December 2018
<b>Revenue</b>			
Facility management fee income	12	603,595	611,692
Leisure centre income		<u>37,858</u>	<u>40,300</u>
		<u>641,453</u>	<u>651,992</u>
<b>Direct costs</b>			
Facility management expenses	13	(329,146)	(301,583)
Leisure centre expenses		<u>(33,035)</u>	<u>(41,326)</u>
		<u>(362,181)</u>	<u>(342,909)</u>
<b>Other income</b>			
	14	279,272	309,083
		<u>17,788</u>	<u>17,793</u>
		<u>297,060</u>	<u>326,876</u>
<b>Expenses</b>			
General and administrative expenses	15	(263,347)	(259,413)
<b>Excess of income over expenditure for the year</b>		<u>33,713</u>	<u>67,463</u>

These financial statements were approved and authorised for issue by the Association, and signed on their behalf by:



Shawki Abdullah Abdul Hussein Khalaf  
 Chairman



Hasaif Abdulhusain Abdulla Dhaif  
 Board Member

**Tala Island Owners' Association**  
**Statement of changes in accumulated funds for the year ended 31 December 2019**  
**(Expressed in Bahrain Dinars)**

	<u>Accumulated funds</u>	<u>Sinking fund</u>	<u>Maintenance reserve</u>	<u>Total</u>
At 31 December 2017	(75,461)	354,768	140,500	419,807
Utilisation of maintenance reserve (Note 9)	-	-	(3,400)	(3,400)
Excess of income over expenditure for the year	67,463	-	-	67,463
Transferred to sinking fund (Note 8)	<u>(31,005)</u>	<u>31,005</u>	<u>-</u>	<u>-</u>
At 31c December 2018	<u>(39,003)</u>	385,773	137,100	483,870
Utilisation of maintenance reserve (Note 9)	-	-	(35,377)	(35,377)
Utilisation of sinking fund	-	(5,043)	-	(5,043)
Excess of income over expenditure for the year	33,713	-	-	33,713
Transferred to sinking fund (Note 8)	<u>(30,420)</u>	<u>30,420</u>	<u>-</u>	<u>-</u>
At 31 December 2019	<u>(35,710)</u>	<u>411,150</u>	<u>101,723</u>	<u>477,163</u>



**Tala Island Owners' Association**  
**Statement of cash flows for the year ended 31 December 2019**  
**(Expressed in Bahrain Dinars)**

	<u>Notes</u>	Year ended 31 December 2019	Year ended 31 December 2018
<b>Operating activities</b>			
Excess of income over expenditure for the year		33,713	67,463
Adjustments for:			
Depreciation	5	6,954	6,712
Changes in operating assets and liabilities:			
Fee and other receivables		50,265	114,833
Trade and other payables		(76,617)	(75,903)
Employees' terminal benefits, net		<u>(34)</u>	<u>(681)</u>
Net cash provided by operating activities		<u>14,281</u>	<u>112,424</u>
<b>Investing activities</b>			
Purchase of plant and equipment	5	<u>(1,601)</u>	<u>(2,085)</u>
Net cash used in investing activities		<u>(1,601)</u>	<u>(2,085)</u>
<b>Financing activities</b>			
Utilization of maintenance reserve		(35,377)	-
Utilization of sinking fund		<u>(5,043)</u>	<u>(3,400)</u>
Net cash used in investing activities		<u>(40,420)</u>	<u>(3,400)</u>
Net (decrease)/increase in cash and cash equivalents		(27,740)	106,939
Cash and cash equivalents, beginning of the year		<u>158,147</u>	<u>51,208</u>
Cash and cash equivalents, end of the year	7	<u>130,407</u>	<u>158,147</u>

## 1 Organisation and activities

Tala Island Owners' Association ("the Association"), is registered with the Ministry of Justice and Social Affairs under registration number 2017056350 obtained on 27 July 2017 and incorporated in accordance with Article 826 and Article 832 of the Civil Code issued under Decree Law 19 of 2001 and Order No. 9 of 2004.

Upon completion of the registration, the Association has appointed Tala Island Facility Management W.L.L. ("the Managing Company") to provide facility management and related services to the residents on behalf of the Association for the properties located in the Tala Island ("the Island").

The objectives of the Association include regulating the relations between the Owners, supervising, operating, maintaining and conducting sustainable development of the common parts in the Island, obliging all members to pay the fees for maintenance and managing the common facilities intended for the use and benefit of the Owners.

The office of the Association is located in Amwaj Islands in the Kingdom of Bahrain.

These financial statements, set out on pages 5 to 21, were approved and authorised for issue by the Association on 17 March 2021.

## 2 Basis of preparation

### *Statement of compliance*

The financial statements have been prepared in accordance with the International Financial Reporting Standards ("IFRS") as promulgated by the International Accounting Standards Board ("IASB"), interpretations issued by the International Financial Reporting Interpretations Committee ("IFRIC").

### *Basis of presentation*

The financial statements have been prepared under the historical cost convention and using the going concern assumption. The financial statements have been presented in Bahrain Dinars which is the functional currency of the Association.

The preparation of financial statements in conformity with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgment in the process of applying the Association's accounting policies. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in Note 4 to these financial statements.

### *Improvements/amendments to IFRS/IAS*

Improvements/amendments to IFRS/IAS contained numerous amendments to IFRS/IAS that the IASB considers non-urgent but necessary. Improvements to IFRS' comprise amendments that result in accounting changes to presentation, recognition or measurement purposes, as well as terminology or editorial amendments related to a variety of individual IFRS standards. The amendments are effective for the Company's future accounting period with earlier adoption permitted.

### *Standards, improvements, amendments and interpretations issued and effective but not relevant in 2019*

The following new standards, improvements, amendments and interpretations issued by the IASB are effective for the first time for periods beginning on or after 1 January 2019 and have been adopted in the preparation of these financial statements.

Tala Island Owners' Association  
Notes to the financial statements for the year ended 31 December 2019  
(Expressed in Bahrain Dinars)

2 Basis of preparation (continued)

**Standards, improvements, amendments and interpretations issued and effective but not relevant in 2019**

<u>Standard or interpretation</u>	<u>Title</u>	<u>Effective for annual periods beginning on or after</u>
IAS 12	Income taxes	1 January 2019
IAS 19	Employee benefits	1 January 2019
IAS 23	Borrowing costs	1 January 2019
IAS 28	Investments in Associates and Joint Ventures	1 January 2019
IFRS 3	Business combinations	1 January 2019
IFRS 9	Financial instruments	1 January 2019
IFRS 11	Joint arrangements	1 January 2019
IFRS 16	Leases	1 January 2019
IFRIC 23	Uncertainty over income tax treatments	1 January 2019

The Association has not adopted IFRS 9 - "Financial instruments", though this accounting standard is relevant to its operations and mandatory for the accounting periods beginning on or after 1 January 2018.

The Association has not adopted IFRS 16 - "Leases", though this accounting standard is relevant to its operations and mandatory for the accounting periods beginning on or after 1 January 2019.

**Standards, amendments and interpretations issued but not yet effective in 2019**

The following new/amended accounting standards and interpretations have been issued but are not mandatory for financial year ended 31 December 2019. They have not been adopted in preparing the financial statements for the year ended 31 December 2019 and will or may have an effect on the entity's future financial statements. In all cases, the entity intends to apply these standards from application date as indicated in the table below:

<u>Standard or Interpretation</u>	<u>Title</u>	<u>Effective for annual periods beginning on or after</u>
IAS 1	Presentation of financial statements	1 January 2020
IAS 8	Accounting policies, changes in accounting estimates and errors	1 January 2020
IFRS 3	Business combinations	1 January 2020
IFRS 7	Financial instruments: Disclosures	1 January 2020
IFRS 9	Financial instruments	1 January 2020
IFRS 17	Insurance contracts	1 January 2021

There would have been no change in the financial position and operational results of the Association for the year ended 31 December 2019 had the Association early adopted any of the above standards applicable to the Association.

**Early adoption of amendments or standards in 2019**

The Association did not early-adopt any new or amended standards in 2019.

### 3 Significant accounting policies

A summary of the significant accounting policies adopted in the preparation of these financial statements is set out below. These policies have been consistently applied to all the years presented, unless stated otherwise.

#### *Plant and equipment*

Plant and equipment are stated at historical cost less accumulated depreciation and impairment losses. Cost includes all costs directly attributable to bringing the plant and equipment to their present location and condition for their intended use.

Depreciation is calculated on the straight-line method to write-off the cost of plant and equipment to their estimated residual values over their expected useful lives as follows:

Office equipment	3 years
Gym equipment	5 years

Gains and losses on disposal of plant and equipment are determined by reference to their carrying amount and are taken into account in determining net profit.

Repairs and renewals are charged to the statement of income and expenditure when the expenditure is incurred.

The carrying values of the plant and equipment are reviewed for impairment when events or changes in circumstances indicate the carrying values may not be recoverable. If any such indication exists, and where the carrying values exceed the estimated recoverable amounts plant and equipment are written-down to their recoverable amounts.

#### *Financial assets*

The Association classifies its financial assets into loans and receivables. This classification depends on the purpose for which the asset is acquired.

These assets are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They arise principally through the provision of services to customers and also incorporate other types of contractual monetary asset. They are initially recognised at fair value plus transaction costs that are directly attributable to their acquisition or issue, and are subsequently carried at amortised cost using the effective interest rate method, less provision for impairment.

The Association's loans and receivables comprises of fee and other receivables excluding prepayments, and cash and bank balance in the statement of financial position.

##### *a) Fee receivables*

Fee receivables are carried at their anticipated realisable values. An estimate is made for impaired fee receivables based on a review of all outstanding amounts at the year-end. Impaired fee receivables which are not considered recoverable are written-off when they are identified.

##### *b) Cash and cash equivalents*

For the purpose of statement of cash flows, cash and cash equivalents comprises of cash on hand and current account balance with a bank.

### 3 Significant accounting policies (continued)

#### *Financial liabilities*

The financial liabilities of the Association consist of trade and other payables. These financial liabilities are initially recognised at fair value and are subsequently remeasured at amortized cost using the effective interest method.

Trade payables are recognised for amounts to be paid in the future for goods or services received, whether billed by the supplier or not.

#### *Provisions*

Provisions are recognized when the Association has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will be required to settle the obligation in future and the amount of the obligation can be reliably estimated.

#### *Employee benefits*

##### *Short-term benefits*

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided. A provision is recognised for the amount expected to be paid under short-term cash bonus or profit-sharing plans if the Association has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

##### *Post-employment benefits*

Employee benefits and entitlements to annual leave, holiday, air passage and other short-term benefits are recognised as they accrue to the employees. The Association contributes to the pension scheme for Bahraini nationals administered by the Social Insurance Organisation in the Kingdom of Bahrain. This is a defined contribution pension plan and the Association's contributions are charged to the statement of income and expenditure in the year to which they relate. In respect of this plan, the Association has a legal obligation to pay the contributions as they fall due and no obligation exists to pay the future benefits.

The expatriate employees of the Association are paid leaving indemnity in accordance with the provisions of the Bahrain Labor Law. The Association accrues for its liability in this respect on an annual basis.

#### *Revenue recognition*

##### *Performance obligation and timing of revenue recognition*

Revenue represents the contributions and incomes collected in return for providing facility management and other services to the residents of Tala Island on behalf of the Owner's Association, which is recorded based on the approved budget and is accounted for on the accrual basis.

##### *Determining the transaction price*

The Association's contribution revenue is derived from approved budget and therefore the amount of revenue to be earned from each owner is determined by reference to those fixed rates of contribution in the approved budget. The transaction price with regard to other services provided to the homeowners are determined with reference to fixed price lists.

**3 Significant accounting policies (continued)**

***Revenue (continued)***

***Allocating amounts to performance obligations***

The Association's contribution revenue is derived from fixed rates of contribution in the budget and therefore the amount of revenue to be earned from each owner is determined by reference to those fixed rates of contribution. For each of the apartments, houses and villas there is a fixed rate per square meter. Therefore, there is no judgement involved in allocating the price to each unit.

***Operating leases***

Leases where a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases are charged to the statement of income and expenditure on a straight-line basis over the period of the lease.

**4 Critical accounting judgments and key source of estimation uncertainty**

The preparation of financial statements in accordance with IFRS requires the Association's management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the reporting period. The determination of estimates requires judgments which are based on historical experience, current and expected economic conditions, and all other available information. Actual results could differ from those estimates.

The most significant areas requiring the use of management estimates and assumptions relate to:

- economic useful lives of plant and equipment;
- fair value measurement;
- revenue recognition;
- provisions;
- contingencies; and
- going concern

***Economic useful lives of plant and equipment***

The Association's plant and equipment are depreciated on a straight-line basis over their economic useful lives. Economic useful lives of plant and equipment are reviewed by management periodically. The review is based on the current condition of the assets and the estimated period during which they will continue to bring economic benefit to the Association.

***Fair value measurement***

The Association determines the fair value of financial instruments that are not quoted, using valuation techniques. Those techniques are significantly affected by the assumptions used, including discount rates and estimates of future cash flows. In this regards, the derived fair value estimates cannot always be substantiated by comparison with independent markets and, in many cases, may not be capable of being realised immediately.

A number of assets and liabilities included in the financial statements require measurement at, and/or disclosure of, fair value.

4 Critical accounting judgments and key source of estimation uncertainty (continued)

*Fair value measurement (continued)*

The fair value measurement of the Association's financial and non-financial assets and liabilities utilises market observable inputs and data as far as possible. Inputs used in determining fair value measurements are categorised into different levels based on how observable the inputs used in the valuation technique utilised are (the 'fair value hierarchy'):

Level 1: Quoted prices in active markets for identical items (unadjusted)

Level 2: Observable direct or indirect inputs other than Level 1 inputs

Level 3: Unobservable inputs (i.e. not derived from market data).

The classification of an item into the above levels is based on the lowest level of the inputs used that has a significant effect on the fair value measurement of the item and transfers of items between levels are recognised in the period they occur.

The financial assets and financial liabilities of the Association are initially recorded at fair value and subsequently recognized at amortised cost.

*Revenue recognition*

The Association exercises judgment in determining whether a revenue transaction is recognized at a point in time or over time taking into consideration all of the relevant facts and circumstances when applying each step of the model to approved budget.

*Provisions*

The Association creates provision for impaired fee receivables to account for estimated losses resulting from the inability of customers to make the required payments. At 31 December 2019, in the opinion of the Association's management, no provision is required towards impaired fee receivables (2018: BDNil). When evaluating the adequacy of provision for impaired fee receivables, management bases its estimate on current overall economic conditions, ageing of the trade receivable balances, historical write-off experience, customer creditworthiness and changes in payment terms. Changes in the economy, industry or specific customer conditions may require adjustments to the provision for impaired fee receivables recorded in these financial statements.

*Contingencies*

By their nature, contingencies will only be resolved when one or more future events occur or fail to occur. The assessment of such contingencies inherently involves the exercise of significant judgment and estimates of the outcome of future events.

*Going concern*

The management of the Association reviews the financial position on annual basis and assesses the requirement of any additional funding to meet the working capital requirements and estimated funds required to meet the liabilities. In addition, the Owners of the apartments, houses and villas ensure that they provide adequate financial support to fund the requirements of the Association to ensure the going concern status of the Association.

Tala Island Owners' Association  
Notes to the financial statements for the year ended 31 December 2019  
(Expressed in Bahrain Dinars)

5 Plant and equipment

	Office equipment	Gym equipment	Total
<b>Cost</b>			
At December 2017	10,579	26,125	36,704
Additions	<u>2,085</u>	-	<u>2,085</u>
At December 2018	12,664	26,125	38,789
Additions	<u>1,601</u>	-	<u>1,601</u>
At December 2019	<u>14,265</u>	<u>26,125</u>	<u>40,390</u>
<b>Accumulated depreciation</b>			
At December 2017	8,972	7,517	16,489
Charge for the year	<u>1,490</u>	<u>5,222</u>	<u>6,712</u>
At December 2018	10,462	12,739	23,201
Charge for the year	<u>1,727</u>	<u>5,227</u>	<u>6,954</u>
At December 2019	<u>12,189</u>	<u>17,966</u>	<u>30,155</u>
<b>Net book amount</b>			
At 31 December 2019	<u>2,076</u>	<u>8,159</u>	<u>10,235</u>
At 31 December 2018	<u>2,202</u>	<u>13,386</u>	<u>15,588</u>

The Association operates from premises with monthly rent of BD2,650 (2018: BD2,650).

Depreciation on plant and equipment has been charged to the statement of income and expenditure as follows:

	31 December 2019	31 December 2018
Leisure center expenses	5,227	5,222
General and administrative expenses (Note 15)	<u>1,727</u>	<u>1,490</u>
	<u>6,954</u>	<u>6,712</u>

6 Fee and other receivables

	31 December 2019	31 December 2018
Fee receivables	732,913	772,979
Prepayments and other receivables	<u>33,102</u>	<u>43,301</u>
	<u>766,015</u>	<u>816,280</u>

Fee receivables are generally on 90 to 120 days credit terms.



**Tala Island Owners' Association**  
**Notes to the financial statements for the year ended 31 December 2019**  
**(Expressed in Bahrain Dinars)**

**6 Fee and other receivables (continued)**

As at 31 December, the ageing of unimpaired fee receivables is as follows:

	31 December <u>2019</u>	31 December <u>2018</u>
Less than six months	<u>219,541</u>	<u>251,026</u>
More than six months	<u>513,372</u>	<u>521,953</u>

Unimpaired fee receivables are expected, on the basis of past experience, to be fully recoverable. It is not the practice of the Association to obtain collateral over fee receivables and, therefore, are all unsecured. In the opinion of the Association's management, the fair values of the fee receivables are not expected to be significantly different from their carrying values.

The Association's fee receivables are primarily denominated in Bahrain Dinars.

**7 Cash and bank balance**

	31 December <u>2019</u>	31 December <u>2018</u>
Cash on hand	890	1,312
Current account balances with a bank	<u>129,517</u>	<u>156,835</u>
	<u>130,407</u>	<u>158,147</u>

The current account balance with a bank is non-interest bearing.

One of the Association's current account balances, though registered in the name of the Association Manager, is held on behalf, and for the beneficial interest, of the Association.

**8 Sinking fund**

In accordance with the Bye-laws of the Tala Island Owners' Association, an amount equivalent to 10% of the budgeted expenditure of the direct and indirect costs excluding the operational costs in accordance with Article 46.2 of the Bye-laws is to be set aside in a special fund and shall belong to the Owner's Association. Such amounts maintained are to be treated as a sinking fund and shall be earmarked to meet any renovations and emergency requirements. During the year ended 31 December 2019, an amount of BD30,420 has been transferred to the sinking fund (2018: BD31,005).

**9 Maintenance reserve**

In accordance with the Bye-Laws of the Tala Island Owners' Association, the Association is required to set aside amounts from the contributions received from the Owners, in a reserve which shall belong to the Owner's Association. Such amounts maintained shall be treated as a maintenance reserve and shall be earmarked to meet the periodic maintenance and related expenses that might be required towards the general upkeep of Tala Island. During the year ended 31 December 2019, BD35,377 (2018: BD3,400) has been utilised from the reserve towards meeting the periodic maintenance expenditure. No amounts have been transferred to the maintenance reserve during the year ended 31 December 2019 (2018: BDNil).

**Tala Island Owners' Association**  
**Notes to the financial statements for the year ended 31 December 2019**  
**(Expressed in Bahrain Dinars)**

**10 Employees' terminal benefits**

***Local employees***

The contributions made by the Association towards the pension scheme for Bahraini nationals administered by the Social Insurance Organisation in the Kingdom of Bahrain for the year ended 31 December 2019 amounted to BD188 (2018: BDNil).

***Expatriate employees***

The movement in leaving indemnity liability applicable to the expatriate employees is as follows:

	<u>31 December 2019</u>	<u>31 December 2018</u>
Opening balance	34	715
Accruals for the year	-	187
Payments during the year	<u>(34)</u>	<u>(868)</u>
Closing balance	<u>-</u>	<u>34</u>
Number of staff employed by the Association	<u>-</u>	<u>1</u>

**11 Trade and other payables**

	<u>31 December 2019</u>	<u>31 December 2018</u>
Trade payables	67,190	143,624
Advances from customers	5,026	6,984
Accruals and other payables	<u>357,278</u>	<u>355,503</u>
	<u>429,494</u>	<u>506,111</u>

Trade payables are generally settled within 30 to 60 days of the suppliers' invoice date.

As at 31 December, the maturity profile of trade payables is as follows:

	<u>Total</u>	<u>Less than 6 months</u>	<u>More than 6 months</u>
At 31 December 2019	<u>67,190</u>	<u>67,190</u>	<u>-</u>
At 31 December 2018	<u>143,624</u>	<u>143,624</u>	<u>-</u>

**Tala Island Owners' Association**  
**Notes to the financial statements for the year ended 31 December 2019**  
**(Expressed in Bahrain Dinars)**

**12 Facility management fee income**

	Year ended 31 December 2019	Year ended 31 December 2018
Revenue Garden View Phase 4EFGH	124,235	126,486
Revenue Palm Phase 1FGH	109,690	111,674
Revenue Marina Phase 1A1B	98,368	98,368
Revenue Reef Phase 4CD	68,811	70,063
Revenue Villas Phase 1C,1D,1E,4A,4B	68,208	68,208
Revenue Coral Phase 3CDEF	63,563	65,626
Revenue Houses Phase 2A,2B,3B	32,737	32,737
Revenue Sea View Phase 3A	20,151	20,484
Revenue Sea View Phase 2C	13,181	13,395
Revenue Retail Centre	<u>4,651</u>	<u>4,651</u>
	<u>603,595</u>	<u>611,692</u>

**13 Facility management expenses**

	Year ended 31 December 2019	Year ended 31 December 2018
Common Areas	166,713	158,979
Costs Garden View Phase 4EFGH	36,777	33,448
Costs Palm Phase 1FGH	32,660	28,135
Costs Marina Phase 1A1B	34,274	28,686
Costs Reef Phase 4CD	23,140	18,535
Costs Coral Phase 3CDEF	23,164	21,606
Costs Villas Phase 1C,1D,1E,4A,4B	248	368
Costs Sea View Phase 3A	6,466	6,029
Costs Sea View Phase 2C	5,351	5,658
Costs Houses Phase 2A,2B,3B	<u>353</u>	<u>139</u>
	<u>329,146</u>	<u>301,583</u>

**14 Other income**

	Year ended 31 December 2019	Year ended 31 December 2018
Rental income	15,480	14,160
Other miscellaneous income	<u>2,308</u>	<u>3,633</u>
	<u>17,788</u>	<u>17,793</u>

**Tala Island Owners' Association**  
**Notes to the financial statements for the year ended 31 December 2019**  
**(Expressed in Bahrain Dinars)**

**15 General and administrative expenses**

	Year ended 31 December 2019	Year ended 31 December 2018
Management supervision fee	192,000	192,000
Rent expenses	31,800	31,800
Depreciation on plant and equipment (Note 5)	1,727	1,490
Other general and administrative expenses	<u>37,820</u>	<u>34,123</u>
	<u>263,347</u>	<u>259,413</u>

**16 Financial assets and liabilities and risk management**

**Financial assets and liabilities** carried on the statement of financial position include fee and other receivables excluding prepayments, cash and bank balance and trade and other payables excluding employees' benefits. The particular recognition methods adopted are disclosed in the individual policy statements associated with each item.

**Capital management**

The primary objective of the Association's capital management is to ensure that it maintains a healthy capital ratio in order to support its activities and maximize management's value.

The Association manages its capital structure and makes adjustments to it, in the light of changes in economic conditions. No changes were made in the objectives, policies and processes during the years ended 31 December 2019 and 2018.

The Association monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Association includes within net debt, trade and other payables less cash and bank balance. Capital includes reserves net of accumulated deficits attributable to the members of the Association.

	31 December 2019	31 December 2018
Trade and other payables	429,494	506,111
Less: cash and bank balance	<u>(130,407)</u>	<u>(158,147)</u>
Net debt	<u>299,087</u>	<u>347,964</u>
Accumulated surplus	<u>477,163</u>	<u>483,870</u>
Total capital and net debt	<u>776,250</u>	<u>831,834</u>
Gearing ratio	<u>38.53%</u>	<u>41.83%</u>

16 Financial assets and liabilities and risk management (continued)

*Principal financial instruments*

The *principal* financial instruments used by the Association, from which financial instrument risk arises, are as follows:

- Fee and other receivables excluding prepayments;
- Cash and bank balances; and
- Trade and other payables excluding employees' benefits.

A summary of the financial instruments held by category is provided below as at 31 December 2019:

<u>Financial assets</u>	<u>Loans and receivables</u>
Fee and other receivables excluding prepayments	758,952
Cash and bank balance	<u>130,407</u>
Total financial assets	<u>889,359</u>

<u>Financial liabilities</u>	<u>At amortized cost</u>
Trade and other payables excluding employees' benefits	<u>429,404</u>

A summary of the financial instruments held by category is provided below as at 31 December 2018:

<u>Financial assets</u>	<u>Loans and receivables</u>
Fee and other receivables excluding prepayments	811,213
Cash and bank balance	<u>158,147</u>
Total financial assets	<u>969,360</u>

<u>Financial liabilities</u>	<u>At amortized cost</u>
Trade and other payables excluding employees' benefits	<u>506,077</u>

**Risk management** is carried out by the Finance Department of the Association under policies approved by the Directors. The Association's Finance Department evaluates and hedges financial risks in close co-operation with the Association's operating units. The Directors provide principles for overall risk management, as well as policies covering specific areas.

**Credit risk** is the risk that one party will fail to discharge an obligation and cause the other party to incur a financial loss. Concentration of credit risk with respect to fee receivables is limited due to the Association's large number of customers. Management believes that no additional credit risk beyond amounts provided for collection losses is inherent in the Association's fee receivables.

16 Financial assets and liabilities and risk management (continued)

Credit risk (continued)

	At 31 December 2019	
	<u>Carrying value</u>	<u>Maximum exposure</u>
<b>Financial assets</b>		
Cash and bank balance	130,407	129,517
Fee and other receivables excluding prepayments	<u>758,952</u>	<u>758,952</u>
Total financial assets	<u>889,359</u>	<u>888,469</u>
	At 31 December 2018	
	<u>Carrying value</u>	<u>Maximum exposure</u>
<b>Financial assets</b>		
Cash and bank balance	158,147	156,835
Fee and other receivables excluding prepayments	<u>811,213</u>	<u>811,213</u>
Total financial assets	<u>969,360</u>	<u>968,048</u>

**Interest rate risk** is the risk that the value of a financial instrument will fluctuate due to changes in market interest rates. The Association's assets and liabilities, in the opinion of the management, are not sensitive to interest rate risk.

**Liquidity risk**, also referred to as funding risk, is the risk that an enterprise will encounter difficulty in raising funds to meet commitments associated with financial assets and liabilities. Liquidity risk may result from an inability to sell a financial asset quickly at close to its fair value.

Liquidity risk is managed by monitoring on a regular basis to help ensure that sufficient funds are available to meet all liabilities as they fall due.

**Fair value measurement**

Fair value is the amount that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

Financial instruments not measured at fair value on recurring basis include fee and other receivables excluding prepayments, cash and bank balance and trade and other payables excluding employees' benefits. In the opinion of the management, due to the short-term nature of these financial instruments, the fair value of these financial instruments is not significantly different from their carrying amounts as at 31 December 2019 and 2018.

17 Events after reporting date

There were no events subsequent to 31 December 2019 and occurring before the date of the report that are expected to have a significant impact on these financial statements.