

BELAIR GARDENS 富豪花園
STATEMENT OF FINANCIAL POSITION
財務狀況表 - 31.10.2019

		UNAUDITED HK\$	31/12/2018 AUDITED HK\$
NON-CURRENT ASSETS	非流動資產		
Plant & equipment	傢俬、機械和設備	465,751.44	411,021.44
Public utility deposits outward	公共按金	660,587.00	660,587.00
		<u>1,126,338.44</u>	<u>1,071,608.44</u>
CURRENT ASSETS	流動資產		
Inventories	存貨	12,518.10	26,976.60
Management fee income receivable	應收管理費	1,386,183.00	1,236,805.00
Other receivable	其他應收賬款	60,324.58	6,321.00
Amount due from the building manager	管理公司往來帳	90,455.57	-
Prepayments / temporary payment	預付費用/暫付款	-	-
Property tax recoverable	預繳物業稅	-	-
Fixed deposits	銀行定期存款	31,633,403.29	31,026,603.99
Bank balance - current account	銀行結餘 - 往來戶口	5,167,745.03	2,812,509.84
Cash in hand	現金結餘	15,320.00	15,320.00
		<u>38,365,949.57</u>	<u>35,124,536.43</u>
CURRENT LIABILITIES	流動負債		
Accrued expenses	應付款項	4,074,227.42	1,776,121.60
Amount due to the building manager	管理公司往來帳	-	77,513.06
Decoration deposits received	裝修按金	893,600.00	842,600.00
Debris removal deposits received	清泥頭按金	373,500.00	322,500.00
Management fee income received in advance	預繳管理費	511,187.00	269,290.00
Telecom station licence fee deposit received	電訊站按金	106,400.00	106,400.00
Temporary receipt	暫收款	-	-
Property tax payable	應付物業稅	140,196.00	122,976.00
		<u>6,099,110.42</u>	<u>3,517,400.66</u>
NET CURRENT ASSETS	淨流動資產	<u>32,266,839.15</u>	<u>31,607,135.77</u>
NET ASSETS	淨資產	<u>33,393,177.59</u>	<u>32,678,744.21</u>
BUILDING OWNERS' FUNDS	大廈業主資金分列		
Management fee deposits received	管理費按金	4,990,634.98	4,940,896.98
Public utility deposits received	公共水電按金	664,380.74	661,980.74
Sinking fund	維修基金	22,370,723.68	20,731,740.56
Accumulated surplus / (deficit) *	累積盈餘 / (赤字) *	5,367,438.19	6,344,125.93
TOTAL EQUITY	權益總額	<u>33,393,177.59</u>	<u>32,678,744.21</u>

*			
Accumulated surplus / (deficit)	累積盈餘 / (赤字)		
Domestic	住宅	2,690,672.17	4,730,140.49
Commercial	商場	212,060.63	(236,820.75)
Car park	車場	2,464,705.39	1,850,806.19
		<u>5,367,438.19</u>	<u>6,344,125.93</u>

For and on behalf of
Belair Garden Management Co., Ltd.



Authorised Signature
15th January, 2020

STII
 REPAIR GAROENS
 Shining Fund as at 31.10.2019

	BLOCK A	BLOCK B	BLOCK C	BLOCK D	BLOCK E	BLOCK F	BLOCK G	BLOCK H	BLOCK I	BLOCK J	BLOCK K	BLOCK L	BLOCK M	BLOCK N	DOM. TOTAL	COMM	CAR PARK	R.A.	COMMON AREAS	GRAND TOTAL
BAL B/F	1,205,639.16	1,148,576.04	1,154,381.36	1,146,620.19	1,120,439.84	1,130,833.50	1,117,200.48	1,150,761.70	1,157,855.30	1,179,989.95	1,094,814.36	1,085,917.94	1,150,554.71	1,140,125.47	15,920,711.60	1,353,937.55	851,764.82	2,308,923.16	1,781,246.20	22,213,583.33
LESS:																				
ADD/TO FROM MGT FEE	5,455.58	6,384.05	6,431.34	6,409.35	5,450.68	5,932.53	7,237.62	6,676.37	8,438.38	7,391.15	10,145.09	8,168.88	7,472.45	6,295.00	97,828.57	17,884.20	17,250.76	10,197.53	7,839.29	151,140.35
	1,211,094.84	1,154,960.09	1,160,812.70	1,153,029.54	1,125,890.52	1,136,766.03	1,124,438.10	1,157,438.07	1,166,293.68	1,187,381.10	1,104,959.45	1,094,086.82	1,158,027.16	1,146,420.47	16,018,540.17	1,371,821.75	872,015.58	2,319,120.69	1,789,085.49	22,370,723.68

Since 1 May 1998, a sinking fund has been established for the expenditure of major works of a capital nature and/or for occasional costs, charges and expenses of a capital nature. The sinking fund contributions are calculated at 5% (2018: 5%) on total expenditure before Building Manager's remuneration of Building.

中環廣場
綜合收益表
(前轉收支報告表)

CAMPARK
STATEMENT OF COMPREHENSIVE INCOME
(FORMERLY KNOWN AS INCOME STATEMENT)

	JAN. 2019	FEB. 2019	MAR. 2019	APR. 2019	MAY. 2019	JUN. 2019	JUL. 2019	AUG. 2019	SEP. 2019	OCT. 2019	1-10/2019 TOTAL	1-10/2018 TOTAL
	HK\$											
INCOME:												
MANAGEMENT FEE	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	4,996,560.00	4,996,560.00
BANK INTEREST INCOME	4,548.35	-	-	15,630.05	-	-	3,534.30	-	-	14,212.05	37,924.75	21,045.40
D.R.CHG.RECOVERED	540.00	360.00	420.00	540.00	360.00	4,000.00	600.00	540.00	420.00	540.00	4,680.00	4,800.00
ELECTRICITY CHG. RECOVERED	-	-	-	-	274.20	212.10	-	-	-	33,660.00	57,660.00	1,875.20
INSURANCE COMPENSATION	3,136.15	2,779.65	2,050.55	1,606.05	1,075.40	3,317.40	1,467.40	1,151.75	1,887.50	2,175.40	20,047.25	21,760.32
LEGAL FEE RECOVERED	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	143,500.00	143,500.00
SUNDRY INCOME	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(17,220.00)	(17,220.00)
TELECOM STATION INCOME	520,508.50	515,423.65	514,754.55	530,060.10	513,993.60	520,173.50	517,885.70	513,975.75	513,991.50	582,871.45	5,243,638.30	5,172,320.92
LESS : PROPERTY TAX ON TELECOM INC.	-	-	-	-	-	-	-	-	-	-	-	-
LESS : EXPENSES												
支出項目:												
AUDIT FEE	-	-	-	-	-	-	-	-	-	-	-	-
CLEANING EXP.	51,440.27	51,440.27	51,440.27	51,440.27	56,705.56	56,705.56	56,705.56	56,705.56	56,705.56	56,705.56	595,994.44	503,562.98
DEBRIS REMOVAL CHG.	1,695.00	1,403.75	1,700.00	1,366.60	1,420.45	1,355.35	1,794.90	1,612.15	1,882.03	672.60	14,902.83	18,550.90
DEPRECIATION	22,832.70	20,454.80	23,889.30	21,683.20	20,866.90	22,467.40	21,137.10	24,625.40	21,931.70	20,766.30	220,654.80	223,746.60
ELECTRICITY	66,333.00	87,644.93	92,787.30	41,164.55	47,534.80	62,515.18	63,411.12	64,905.26	53,165.84	49,386.96	628,846.94	585,398.46
EMPLOYEE BENEFITS COST :	2,980.99	2,777.24	2,579.93	2,682.51	3,061.67	2,565.11	2,575.49	2,663.65	2,177.92	1,916.04	25,980.55	25,824.82
SECURITY GUARDS SALARIES	56,787.50	56,512.80	57,059.70	56,919.31	63,455.50	58,126.49	55,303.30	56,296.20	60,220.50	56,893.90	577,775.20	582,287.23
SECURITY GUARDS MPF	2,633.00	2,614.45	2,614.45	2,634.79	2,939.25	2,680.44	2,549.23	2,596.23	2,559.28	2,554.16	26,404.63	26,598.31
WATCHMEN/WARETAKERS SALARIES	13,886.30	-	-	-	-	-	-	-	-	-	13,886.30	9,789.25
WATCHMEN/WARETAKERS MPF	17,482.50	-	28.05	-	-	28.05	1,542.15	-	-	-	19,080.75	7,121.40
FESTIVAL DECORATION	1,282.50	-	-	1,282.50	-	-	1,282.50	-	-	1,282.50	5,130.00	5,130.00
FURNITURE, FIXTURE & EQUIPMENT	10.00	-	-	5,000.00	300.00	320.00	20.00	-	-	62.67	19,196.82	28,794.72
GARDENING EXP / LANDSCAPE	12,781.00	12,140.00	12,140.00	13,265.00	12,140.00	12,140.00	13,265.00	12,140.00	12,140.00	13,264.64	650.00	838.00
GOVERNMENT RENT	-	-	-	-	-	-	-	-	-	-	-	-
INSURANCE	-	-	-	-	-	-	-	-	-	-	-	-
LEGAL FEE	-	-	-	-	-	-	-	-	-	-	-	-
MGMT OFFICE CHG.	-	-	-	-	-	-	-	-	-	-	-	-
PROFESSIONAL FEE	-	-	-	-	-	-	-	-	-	-	-	-
REPAIRS, RENOVALS & MAINTENANCE CHG OF:	-	-	-	-	-	-	-	-	-	-	-	-
CP EQUIPMENT	3,032.00	3,032.00	6,682.00	3,032.00	39,032.00	8,682.00	3,032.00	3,032.00	8,924.40	3,274.40	83,754.80	186,918.00
DRAINAGE, WATER PIPES, PUMPS & ELEC. REPAIR WORKS	87,713.40	111,009.90	157,027.00	187,972.50	256,641.30	130,411.25	213,449.45	155,809.25	105,080.10	130,599.58	1,535,693.73	1,252,471.14
FIRE FIGHTING SYSTEM	5,250.00	5,250.00	5,250.00	5,250.00	5,250.00	5,250.00	5,250.00	5,250.00	5,250.00	5,250.00	50,750.00	50,750.00
LIFTS	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	15,000.00	34,250.00
SECURITY / CCTV SYSTEM	1,733.33	133.33	133.33	133.33	133.33	4,133.33	2,533.33	(2,266.67)	133.39	133.33	6,933.36	9,995.80
SHATY SYSTEM	-	-	-	-	-	-	-	-	-	-	-	-
WALKIE TALKIE	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY CHG	1,536.35	881.38	1,141.05	1,609.83	1,640.69	1,632.57	4,449.40	1,128.94	2,680.82	931.55	17,629.58	14,789.46
SUNDRY EXPENSES	387.20	240.05	423.25	331.95	332.00	239.65	423.25	331.95	332.00	308.48	3,350.45	3,190.03
TELEPHONE / BROADBAND	-	-	-	-	-	-	-	-	-	-	-	-
TS ENERGY SAVING	-	-	-	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	-	-	-	-	-	-	-	-	-	-	-	-
WATER FEE	-	-	-	-	699.05	3,540.00	-	-	-	-	4,239.05	752.26
EXPENSES:												
MANAGERS REMUNERATION (5%)	351,301.04	357,035.50	431,557.13	397,268.34	513,652.50	374,292.38	462,123.78	387,920.67	344,826.11	345,815.17	3,965,792.62	3,668,897.36
TRANSFER TO SINKING FUND (5%)	17,565.05	17,565.05	21,577.86	19,863.42	25,682.63	18,714.62	23,106.19	19,396.03	17,241.31	17,290.76	198,289.65	184,444.88
APPORTIONMENT OF COMMON AREA EXP.	17,565.05	17,565.05	21,577.86	19,863.42	25,682.63	18,714.62	23,106.19	19,396.03	17,241.31	17,290.76	198,289.65	184,444.88
REPAIRS	25,833.70	30,606.71	30,442.45	23,627.09	29,803.92	25,258.23	26,256.34	24,229.55	25,486.53	25,869.66	267,367.18	263,966.45
BAID DEBT / (WRITTEN BACK)	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	412,214.84	423,348.77	505,155.30	460,622.27	594,821.69	436,679.85	534,592.50	450,942.28	404,795.26	406,266.35	4,629,739.10	4,320,253.57
SURPLUS / (DEFICIT) FOR THE PERIOD	108,293.66	92,078.88	9,599.25	69,437.83	(80,828.08)	83,193.65	(16,706.80)	63,033.47	109,196.24	176,605.10	613,899.20	851,567.35
FURTHER CONTRIBUTED BY OWNERS	-	-	-	-	-	-	-	-	-	-	-	-
RETAINED SURPLUS / (DEFICIT)	1,850,806.19	1,959,099.85	2,051,174.73	2,060,773.98	2,130,211.81	2,049,383.73	2,132,577.38	2,115,970.58	2,178,904.05	2,288,100.29	1,850,806.19	900,270.18

ST11 (未經審核)
BELAIR GARDENS 寶雲花園
COMMON AREAS 屋村公共地方
(FORMERLY KNOWN AS ESTATE AREA)
STATEMENT OF COMPREHENSIVE INCOME
綜合收益表

INCOME:	JAN.2019	FEB.2019	MAR.2019	APR.2019	MAY.2019	JUN.2019	JUL.2019	AUG.2019	SEP.2019	OCT.2019	1-10/2019 TOTAL HK\$	1-10/2018 TOTAL HK\$
BANK INT. INC.	-	-	-	-	-	-	-	-	-	-	-	-
INSURANCE COMPENSATION	-	-	-	-	-	-	-	-	-	-	-	-
SUNDRY INCOME	-	-	-	-	-	-	-	-	-	-	-	25,030.61
	-	-	-	-	-	-	-	-	-	-	-	110.96
	-	-	-	-	-	-	-	-	-	-	-	25,141.57
LESS: EXPENSES												
AUDIT FEE	-	-	-	-	-	-	-	-	-	-	-	-
BANK CHARGES	835.50	835.00	1,996.00	837.00	842.00	844.50	844.50	840.50	838.50	844.00	9,557.50	9,145.00
CLEANING EXP.	34,293.41	34,293.41	34,293.41	34,293.41	37,803.70	37,803.70	37,803.70	37,803.70	37,803.70	37,803.70	363,995.84	335,707.74
DEBRIS REMOVAL CHG.	-	-	-	-	-	-	-	-	-	-	-	-
DEPRECIATION	1,760.20	2,631.50	3,257.60	3,027.30	2,665.10	2,930.50	2,629.10	3,007.00	1,200.60	2,448.50	25,557.40	19,449.40
ELECTRICITY	44,222.00	38,429.94	61,688.20	27,443.03	31,689.85	41,676.78	42,274.08	43,270.17	31,689.85	43,270.17	350,864.05	390,265.61
EMPLOYEE BENEFITS COST:												
SECURITY GUARDS' SALARIES	1,987.32	1,851.49	1,719.94	1,788.34	2,041.10	1,710.07	1,716.98	1,715.77	1,716.98	1,715.77	14,591.01	17,216.52
SECURITY GUARDS' MPF	54,958.10	51,953.40	57,141.40	55,612.21	87,048.76	51,179.55	48,327.37	40,956.61	94,695.88	90,124.13	631,997.91	539,677.05
WATCHMEN / CARETAKERS' SALARIES	1,106.15	1,015.48	1,156.53	1,117.12	1,380.12	869.52	852.93	1,528.84	2,534.05	2,434.35	13,935.50	13,086.82
WATCHMEN / CARETAKERS' MPF	-	-	-	-	-	-	-	-	-	-	-	-
FESTIVAL DECORATION	-	-	-	-	-	-	-	-	-	-	-	-
FURNITURE, FIXTURE & EQUIPMENT	-	-	-	-	-	-	-	-	-	-	-	-
GARDENING EXP / LANDSCAPE	-	-	-	-	-	-	-	-	-	-	-	-
GOVERNMENT RENT	-	-	-	-	-	-	-	-	-	-	-	-
INSURANCE	-	-	-	-	-	-	-	-	-	-	-	-
LEGAL FEE	-	-	4,977.93	-	-	-	-	-	-	-	51.22	5,954.80
PROFESSIONAL FEE	-	-	-	-	-	-	-	-	-	-	-	-
REPAIRS, RENOVALS & MAINTENANCE CHG (
CP EQUIPMENT	3,865.80	3,865.80	3,865.80	3,865.80	3,865.80	3,865.80	3,865.80	3,865.80	4,174.86	4,174.86	45,396.12	39,688.20
DRAINAGE, WATER PIPES, PUMPS & ELEC	-	18,000.00	-	-	-	-	-	-	49.90	-	18,049.90	73,321.00
DRAINAGE, WATER PIPES, PUMPS & ELEC	-	-	-	-	-	-	-	-	-	-	-	-
FIRE FIGHTING SYSTEM	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY / CCTV SYSTEM	133.39	133.39	133.39	133.39	133.39	133.39	133.39	133.39	133.33	133.39	1,333.84	1,333.90
WALKIE TALKIE	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY CHG	-	-	-	-	-	-	-	-	-	-	-	-
SUNDRY EXPENSES	31.50	504.00	651.00	651.00	126.00	126.00	493.50	630.00	-	738.40	3,331.90	2,323.32
TELEPHONE / BROADBAND	1,071.50	-	2,068.00	1,033.00	1,034.00	-	2,068.00	1,034.00	1,033.00	1,033.25	10,374.75	9,962.75
TS ENERGY SAVING	-	-	-	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	-	-	-	-	-	-	-	-	-	-	-	-
OWNERS' COMMITTEE EXP.	-	-	-	-	-	-	-	-	-	-	-	-
EXPENSES:												
MANAGER'S REMUNERATION (5%)	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	120,000.00	120,000.00
TRANSFER TO SINKING FUND (5%)	156,264.87	185,513.41	184,499.70	143,194.46	180,629.82	153,080.21	159,129.35	146,846.78	154,463.83	156,785.80	1,620,407.23	1,616,992.11
TOTAL EXPENSES	7,813.24	9,275.67	9,224.99	7,159.72	9,031.49	7,654.01	7,956.47	7,723.19	7,723.19	7,839.29	81,020.36	80,829.60
NET EXPENSES	171,891.35	204,064.75	202,894.68	157,513.30	198,692.80	168,388.23	175,042.29	161,530.36	169,910.21	172,464.38	1,782,447.95	1,778,251.31
	171,891.35	204,064.75	202,894.68	157,513.30	198,692.80	168,388.23	175,042.29	161,530.36	169,910.21	172,464.38	1,782,447.95	1,753,109.74
APPORTIONMENT OF COMMON AREA EXPENSES 公共地方費用分攤												
DOMESTIC UNITS (10%)	17,189.14	20,406.48	20,294.97	15,751.33	19,869.28	16,838.82	17,504.23	16,153.04	16,991.02	17,246.44	178,244.80	175,310.98
CAR PARKS (15%)	25,783.70	30,609.71	30,442.45	23,627.09	29,803.92	25,258.23	26,256.34	24,229.55	25,486.53	25,869.66	267,367.19	262,966.45
COMMERCIAL COMPLEX (73%)	125,480.69	148,667.27	148,153.27	114,985.15	145,045.74	122,923.41	127,780.87	117,317.16	124,034.45	125,899.00	1,301,187.00	1,279,770.11
RETAINED AREAS (2%)	3,437.82	4,081.29	4,056.99	3,150.27	3,973.86	3,567.77	3,500.85	3,230.61	3,398.21	3,449.28	35,648.96	35,062.20
	171,891.35	204,064.75	202,894.68	157,513.30	198,692.80	168,388.23	175,042.29	161,530.36	169,910.21	172,464.38	1,782,447.95	1,753,109.74

