

BELAIR GARDENS 富豪花園  
STATEMENT OF FINANCIAL POSITION  
財務狀況表 - 31.12.2019

		UNAUDITED HK\$	31/12/2018 AUDITED HK\$
<b>NON-CURRENT ASSETS</b>	<b>非流動資產</b>		
Plant & equipment	傢俬、機械和設備	257,723.41	411,021.44
Public utility deposits outward	公共按金	660,587.00	660,587.00
		918,310.41	1,071,608.44
<b>CURRENT ASSETS</b>	<b>流動資產</b>		
Inventories	存貨	31,166.10	26,976.60
Management fee income receivable	應收管理費	1,816,629.00	1,236,805.00
Other receivable	其他應收帳款	8,437.06	6,321.00
Amount due from the building manager	管理公司往來帳	22,752.68	-
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	5,068,968.31	2,812,509.84
Cash in hand	現金結餘	15,000.00	15,320.00
		38,596,356.44	35,124,536.43
<b>CURRENT LIABILITIES</b>	<b>流動負債</b>		
Accrued expenses	應付款項	4,244,926.60	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	866,600.00	842,600.00
Debris removal deposits received	清泥頭按金	348,000.00	322,500.00
Management fee income received in advance	預繳管理費	374,483.00	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	143,640.00	122,976.00
		6,084,049.60	3,517,400.66
<b>NET CURRENT ASSETS</b>	<b>淨流動資產</b>	32,512,306.84	31,607,135.77
<b>NET ASSETS</b>	<b>淨資產</b>	33,430,617.25	32,678,744.21
<b>BUILDING OWNERS' FUNDS</b>	<b>大廈業主資金分列</b>		
Management fee deposits received	管理費按金	4,996,361.98	4,940,896.98
Public utility deposits received	公共水電按金	664,180.74	661,980.74
Sinking fund	維修基金	22,725,297.66	20,731,740.56
Accumulated surplus / (deficit) *	累積盈餘 / (赤字) *	5,044,776.87	6,344,125.93
<b>TOTAL EQUITY</b>	<b>權益總額</b>	33,430,617.25	32,678,744.21

*			
Accumulated surplus / (deficit)	累積盈餘 / (赤字)		
Domestic	住宅	2,390,852.12	4,730,140.49
Commercial	商場	(4,450.27)	(236,820.75)
Car park	車場	2,658,375.02	1,850,806.19
		5,044,776.87	6,344,125.93

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



Authorised Signature  
5th March, 2020

ST11  
 BELAIR GARDENS  
 Accumulated Surplus / (Deficit) as at 31.12.2019

	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	GRAND TOTAL
Balance B/F	(64,426.99)	713,037.97	748,203.39	448,643.27	145,636.28	287,729.12	(52,850.66)	(287,305.43)	346,021.73	58,166.44	(221,892.84)	(813,861.99)	526,899.02	866,713.43	2,700,292.74	128,095.32	2,678,983.87	5,507,371.93
Surplus/(Deficit) for the period:	(12,562.82)	(43,527.96)	24,460.84	(14,649.04)	(5,224.89)	13,844.83	(11,671.91)	(45,806.17)	(21,559.33)	(121,892.85)	(47,256.65)	(1,272.89)	(12,130.45)	(10,190.33)	(309,440.62)	(132,545.59)	(20,608.85)	(462,595.06)
Balance	(76,989.81)	669,510.01	772,664.23	433,994.23	140,411.39	301,573.95	(63,702.57)	(333,111.60)	324,462.40	(63,726.41)	(269,149.49)	(815,138.88)	514,768.57	856,523.10	2,390,852.12	(4,450.27)	2,658,375.02	5,044,776.87

STL1  
 BELAIR GARDENS  
 Sinking Funds as at 31.12.2019

	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	1,219,356.76	1,163,131.94	1,172,702.85	1,180,098.13	1,132,994.40	1,145,950.44	1,130,660.73	1,166,626.94	1,173,189.93	1,193,903.26	1,041,006.00	1,081,184.80	1,166,331.71	1,162,715.91	16,129,765.80	1,394,587.44	884,540.67	2,332,227.69	1,796,733.18	22,527,854.78
LESS :	9,488.48	9,216.60	5,665.49	8,246.64	2,399.93	6,977.07	2,643.34	9,824.17	6,976.66	12,305.37	9,939.36	7,869.23	6,920.33	8,832.34	115,638.22	24,341.05	23,060.59	16,025.23	8,377.79	187,442.88
ADD:TR FROM MGT FEE	1,227,868.28	1,172,915.34	1,172,637.36	1,188,345.07	1,140,594.47	1,152,973.37	1,128,017.39	1,176,801.77	1,180,213.27	1,206,598.89	1,051,066.64	1,089,315.57	1,173,411.38	1,169,883.57	16,245,384.02	1,418,928.49	307,601.26	2,348,252.46	1,805,103.97	22,725,297.66

Since 1 May 1998, a sinking fund has been established for the expenditure of major works of a capital nature and/or for exceptional costs, charges and expenses of or on the initial provision for and/or in respect of such contingencies as the Building Manager shall deem fit. Sinking fund contributions are calculated at 5%(2018-19) on total expenditure before Building Manager's remuneration of Building.



5711  
**BEAUTY GARDENS  
CARPARK**  
**STATEMENT OF COMPREHENSIVE INCOME**  
**(FORMERLY KNOWN AS INCOME STATEMENT)**

1-12/2019  
1-12/2018  
TOTAL  
HK\$

**INCOME:**

MANAGEMENT FEE	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	5,995,872.00	5,995,872.00
BANK INTEREST INCOME	4,548.23	-	15,630.05	-	-	3,534.30	37,924.75	21,045.40
D.R.CHG. RECOVERED	-	-	-	-	-	-	-	-
ELECTRICITY CHG. RECOVERED	540.00	360.00	540.00	360.00	540.00	540.00	5,460.00	5,520.00
INSURANCE COMPENSATION	-	-	-	4,000.00	-	-	-	14,954.99
LEGAL FEE RECOVERED	-	-	-	-	274.20	-	486.30	2,046.20
SUNDRY INCOME	3,136.15	2,779.65	2,660.55	3,137.40	1,467.40	1,387.50	23,257.85	14,670.33
TELECOM STATION INCOME	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	172,200.00	172,200.00
LESS : PROPERTY TAX ON TELECOM INC.	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(20,664.00)	(20,664.00)
	520,908.50	515,423.65	514,754.55	520,173.50	517,885.70	515,935.75	6,272,196.50	6,272,196.50

**LESS : EXPENSES**

AUDIT FEE	51,440.27	51,440.27	51,440.27	56,705.56	56,705.56	56,705.56	1,550.00	1,550.00
CLEANING EXP.	1,895.00	1,403.75	1,700.00	1,355.35	1,794.90	1,882.03	69,405.58	66,443.52
DEBRIS REMOVAL CHG.	-	-	-	-	-	-	911.80	21,650.45
DEPRECIATION	22,832.70	20,454.80	23,889.30	21,683.20	22,467.40	21,931.70	14,880.85	91,116.49
ELECTRICITY	66,333.00	87,644.51	92,787.30	41,164.55	63,411.12	64,905.26	21,996.70	363,579.46
EMPLOYEE BENEFITS COST :	2,880.99	2,777.24	2,579.93	2,680.51	2,565.11	2,177.92	9,983.96	30,104.78
SECURITY GUARDS SALARIES	56,787.50	56,512.80	57,059.70	55,919.31	57,455.50	60,220.50	746,251.73	744,251.73
WATCHMEN/GUARDS SALARIES	13,888.30	13,888.30	13,888.30	13,888.30	13,888.30	13,888.30	138,883.00	138,883.00
WATCHMEN/GUARDS M/P	17,482.50	17,482.50	17,482.50	17,482.50	17,482.50	17,482.50	174,825.00	174,825.00
FURNITURE, FIXTURE & EQUIPMENT	-	-	-	-	-	-	-	-
GARDENING EXP / LANDSCAPE	1,282.50	-	-	1,282.50	-	-	62.57	1,345.07
GOVERNMENT RENT	10.00	-	-	-	-	-	-	-
INSURANCE	12,781.00	12,140.00	12,140.00	13,265.00	12,140.00	12,140.00	118,800.00	142,418.00
LEGAL FEE	-	-	-	-	-	-	-	-
MGT OFFICE CHG.	3,032.00	3,032.00	3,032.00	3,032.00	3,032.00	3,032.00	30,320.00	30,320.00
PROFESSIONAL FEE	87,713.40	111,009.90	157,027.00	187,972.50	255,641.30	105,060.10	1,825,978.39	1,825,978.39
REPAIRS, RENOVALS & MAINTENANCE (CG OFF :	5,250.00	5,250.00	5,250.00	5,250.00	5,250.00	5,250.00	52,500.00	52,500.00
CG EQUIPMENT	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	15,000.00	15,000.00
DRAINAGE, WATER PIPES, PUMPS & ELEC. (REPAIR WORKS)	1,733.33	133.33	133.33	4,133.33	4,133.33	133.39	133.33	10,762.46
DRAINAGE, WATER PIPES, PUMPS & ELEC. (RWONG LURN)	-	-	-	-	-	-	-	-
FIRE FIGHTING SYSTEM	-	-	-	-	-	-	-	-
LIFTS	-	-	-	-	-	-	-	-
SECURITY / CCTV SYSTEM	-	-	-	-	-	-	-	-
SMART SYSTEM	-	-	-	-	-	-	-	-
WALKIE TALKIE	-	-	-	-	-	-	-	-
SECURITY CHG	-	-	-	-	-	-	-	-
SUNDRY EXPENSES	1,516.35	881.38	1,141.05	1,608.83	1,632.57	4,449.40	1,003.55	16,790.85
TELEPHONE / BROADBAND	387.20	240.65	433.25	239.65	433.25	331.95	3,966.19	3,854.72
T3 ENERGY SAVING	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	-	-	-	-	-	-	-	-
WATER FEE	-	-	-	-	-	-	-	-

**EXPENSES :**

支出小計 :	351,801.04	357,035.50	431,557.13	397,268.34	513,652.50	374,932.38	4,608,785.59	4,608,785.59
經理費	17,665.05	17,665.78	21,577.86	19,863.42	19,714.62	19,596.03	231,835.33	230,439.29
撥入維修基金	-	-	-	-	-	-	-	-
撥入撥出	25,783.70	17,851.78	21,577.86	19,863.42	18,714.62	17,241.31	333,835.33	333,835.33
撥入撥出	-	30,609.71	30,942.45	23,627.09	29,803.92	25,428.55	27,646.72	321,543.74
撥回(收回)	-	-	-	-	-	-	-	-

**TOTAL EXPENSES**

總支出	412,214.84	423,948.77	505,155.30	465,632.27	594,821.68	450,932.28	5,464,626.07	5,464,626.07
本局儲備 / (赤字)	108,293.66	92,074.88	9,999.25	65,473.83	(80,828.08)	83,193.45	(20,608.85)	807,568.83
承上年度結存	1,850,606.19	1,959,099.85	2,051,174.73	2,060,773.98	2,130,211.81	2,115,870.58	2,658,375.02	2,658,375.02
累積盈餘 / (赤字)	1,959,099.85	2,051,174.73	2,060,773.98	2,130,211.81	2,049,383.73	2,132,577.38	2,658,375.02	2,658,375.02

SURPLUS / (DEFICIT) FOR THE PERIOD  
FURTHER CONTRIBUTED BY OWNERS  
RETAINED SURPLUS / (DEFICIT)  
ACCUMULATED SURPLUS / (DEFICIT)



5T11  
BELAIR GARDENS  
COMMON AREAS  
(FORMERLY KNOWN AS ESTATE AREA)  
STATEMENT OF COMPREHENSIVE INCOME

(未經審核)  
董事代表  
風村公共地方  
聯合收益表

INCOME:	1-12-2019												1-12-2018		
	JAN.2019	FEB.2019	MAR.2019	APR.2019	MAY.2019	JUN.2019	JUL.2019	AUG.2019	SEP.2019	OCT.2019	NOV.2019	DEC.2019	TOTAL	TOTAL	
	HK\$														
銀行利息收入	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
保險賠項	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
雜項收入	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
總計	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
支出項目:															
核數費	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
銀行利息費用	835.50	835.00	1,996.00	837.00	842.00	844.50	844.50	840.50	838.50	844.00	843.50	840.00	11,241.00	10,806.50	
清潔費	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	37,803.70	37,803.70	439,603.24	404,394.56	
廢物清除	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
折舊	1,760.20	2,631.50	3,257.60	3,027.30	2,665.10	2,830.50	2,629.10	3,007.00	1,200.60	2,448.50	2,695.70	600.00	22,032.00	60,032.00	
電費	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
員工薪酬:															
薪金-保安	44,222.00	59,429.94	61,858.20	27,443.03	31,689.85	41,676.78	42,274.08	43,270.17	35,443.88	32,924.63	33,321.93	36,579.51	489,134.00	457,719.61	
保安-保安	1,987.32	1,851.49	1,719.94	1,788.34	2,041.10	1,710.07	1,716.98	1,775.77	1,451.94	1,277.36	1,225.36	1,295.57	19,841.84	20,069.80	
薪金	54,958.10	51,953.40	57,141.40	55,612.21	87,048.76	51,794.55	48,327.37	40,966.61	59,252.00	57,199.50	53,190.85	56,774.57	673,594.32	651,801.05	
薪金-保安	1,061.15	1,015.46	1,158.53	1,117.12	1,380.12	899.92	852.93	1,328.84	1,082.12	1,156.99	1,001.13	1,117.01	13,324.34	15,453.77	
節日裝飾	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
傢俬設備	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
園藝費	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
地稅	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
保險費	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
訟費	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
法律費	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
專業費用	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
專業費用	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
維修保養:															
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	4,174.86	4,174.86	53,745.84	51,414.80	
車場設備	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
水喉維修工程等等	18,000.00	-	-	-	-	-	-	-	49.90	-	-	-	4,466.00	73,321.00	
水喉維修保養(新裝)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
消防保養	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
保安系統/閉路電視	133.39	133.39	133.39	133.39	133.39	133.39	133.39	133.39	133.33	133.39	133.39	133.39	1,600.68	1,600.68	
無綫電視費	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
保安費	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
雜項支出	31.50	594.00	31.50	651.00	126.00	126.00	493.50	650.00	-	738.40	530.00	1,403.50	5,265.40	2,896.32	
電話費/上網	1,071.50	-	2,068.00	1,033.00	1,034.00	1,034.00	2,068.00	1,034.00	1,033.00	1,033.25	1,033.25	2,203.25	13,611.25	12,028.25	
TS ENERGY SAVING	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
制服及洗衣費	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
OWNERS COMMITTEE EXP.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
業主立法團費用	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
支出:	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	12,000.00	12,000.00	144,000.00	144,000.00	
MANAGERS REMUNERATION (5%)	156,264.87	185,513.41	184,499.70	143,194.46	180,629.82	153,080.21	159,129.35	146,845.78	154,463.83	156,785.80	152,953.87	167,355.86	1,940,916.96	1,971,605.94	
經理費	7,813.24	9,275.67	9,224.99	7,159.72	9,031.49	7,654.01	7,966.47	7,342.29	7,723.19	7,839.29	7,647.69	8,377.79	97,045.84	98,580.30	
撥入維修基金	171,891.35	204,064.75	202,949.68	157,513.90	198,692.80	166,388.23	175,042.29	161,530.36	169,910.21	172,454.38	168,249.25	184,311.44	2,135,008.64	2,168,766.54	
總支出	171,891.35	204,064.75	202,949.68	157,513.90	198,692.80	166,388.23	175,042.29	161,530.36	169,910.21	172,454.38	168,249.25	184,311.44	2,135,008.64	2,168,766.54	
淨支出	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NET EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	15,751.39	19,865.28	16,638.82	17,504.23	16,153.04	16,991.02	17,246.41	16,824.93	16,431.14	213,500.86	214,362.50	
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	25,237.39	27,646.72	320,251.30	321,543.74	
COMMERCIAL COMPLEX (75%)	125,480.69	148,567.27	146,153.27	114,985.15	145,045.61	124,923.41	127,780.87	117,917.16	124,034.46	125,899.00	122,821.95	134,547.35	1,558,556.31	1,564,846.23	
RETAINED AREAS (2%)	3,437.82	4,081.29	4,058.99	3,150.27	3,973.86	3,367.77	3,500.85	3,230.61	3,398.21	3,449.28	3,364.98	3,686.23	42,700.17	42,872.50	
休園、運動地方	171,891.35	204,064.75	202,949.68	157,513.90	198,692.80	166,388.23	175,042.29	161,530.36	169,910.21	172,454.38	168,249.25	184,311.44	2,135,008.64	2,143,624.97	

