

BELAIR GARDENS 富豪花園
STATEMENT OF FINANCIAL POSITION
財務狀況表 - 31.01.2020

		UNAUDITED HK\$	31/12/2019 UNAUDITED HK\$
NON-CURRENT ASSETS	非流動資產		
Plant & equipment	傢俬、機械和設備	257,723.41	257,723.41
Public utility deposits outward	公共按金	660,587.00	660,587.00
		<u>918,310.41</u>	<u>918,310.41</u>
CURRENT ASSETS	流動資產		
Inventories	存貨	18,307.80	31,166.10
Management fee income receivable	應收管理費	1,926,194.00	1,816,629.00
Other receivable	其他應收帳款	9,295.30	8,437.06
Amount due from the building manager	管理公司往來帳	-	22,752.68
Prepayments / temporary payment	預付款項/ 暫付款	-	-
Property tax recoverable	預繳物業稅	-	-
Fixed deposits	銀行定期存款	31,708,736.69	31,633,403.29
Bank balance - current account	銀行結餘 - 往來戶口	5,426,592.71	5,068,968.31
Cash in hand	現金結餘	15,000.00	15,000.00
		<u>39,104,126.50</u>	<u>38,596,356.44</u>
CURRENT LIABILITIES	流動負債		
Accrued expenses	應付款項	4,003,456.50	4,244,926.60
Amount due to the building manager	管理公司往來帳	99,209.38	-
Decoration deposits received	裝修按金	845,600.00	866,600.00
Debris removal deposits received	清泥頭按金	328,500.00	348,000.00
Management fee income received in advance	預繳管理費	749,542.00	374,483.00
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	145,362.00	143,640.00
		<u>6,278,069.88</u>	<u>6,084,049.60</u>
NET CURRENT ASSETS	淨流動資產	<u>32,826,056.62</u>	<u>32,512,306.84</u>
NET ASSETS	淨資產	<u>33,744,367.03</u>	<u>33,430,617.25</u>
BUILDING OWNERS' FUNDS	大廈業主資金分列		
Management fee deposits received	管理費按金	5,003,063.98	4,996,361.98
Public utility deposits received	公共水電按金	664,180.74	664,180.74
Sinking fund	維修基金	22,889,876.45	22,725,297.66
Accumulated surplus / (deficit) *	累積盈餘 / (赤字) *	5,187,245.86	5,044,776.87
TOTAL EQUITY	權益總額	<u>33,744,367.03</u>	<u>33,430,617.25</u>
* Accumulated surplus / (deficit)			
Domestic	住宅	2,545,140.86	2,390,852.12
Commercial	商場	(142,204.16)	(4,450.27)
Car park	車場	2,784,309.16	2,658,375.02
		<u>5,187,245.86</u>	<u>5,044,776.87</u>

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

Authorized Signature
25th March, 2020



ST11
 BELAIR GARDENS
 Accumulated Surplus / (Deficit) as at 31.01.2020

	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	(76,989.81)	669,510.01	772,654.23	433,894.23	140,211.39	301,573.95	(63,702.57)	(333,111.60)	323,462.40	(63,726.41)	(269,149.49)	(815,135.88)	514,728.57	856,523.10	2,390,852.12	(4,450.27)	2,658,375.02	5,044,776.87
Surplus/(Deficit) for the period:	33,047.77	2,775.73	17,705.49	49,746.99	6,798.81	43,861.01	(16,638.81)	39,051.51	(18,344.30)	(11,322.50)	(5,804.63)	3,951.61	8,137.76	1,319.30	154,288.74	(137,753.89)	125,934.14	142,468.99
Balance	(43,942.04)	672,285.74	790,359.72	483,641.22	147,010.20	345,434.96	(80,341.38)	(294,060.09)	305,118.10	(75,048.91)	(274,954.12)	(811,184.27)	522,866.33	857,842.40	2,545,140.86	(142,204.16)	2,784,309.16	5,187,245.86

ST.11
 BELAIR GARDENS
 Sinking Fund as at 31.01.2020

	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	1,227,846.24	1,172,572.74	1,175,388.25	1,188,385.07	1,140,304.33	1,152,878.11	1,138,504.07	1,176,451.11	1,380,066.59	1,206,208.63	1,050,865.36	1,089,054.03	1,173,252.24	1,168,548.25	16,245,404.02	1,418,928.49	907,601.26	2,348,252.92	1,803,110.97	22,725,297.66
LESS :																				
ADD: T/R FROM MGT FEE	7,055.41	7,974.18	7,612.60	5,999.90	7,422.44	6,132.34	8,638.15	6,536.04	8,137.04	8,026.14	8,813.60	8,370.13	6,738.31	7,076.35	104,732.83	24,888.27	16,802.24	9,898.66	8,285.79	164,578.79
	1,234,901.65	1,180,546.92	1,186,990.85	1,194,384.97	1,147,726.77	1,159,010.45	1,147,142.22	1,182,987.15	1,388,203.63	1,214,234.77	1,059,778.96	1,097,424.16	1,179,990.55	1,175,624.60	16,350,136.85	1,443,816.76	924,403.50	2,358,151.58	1,811,406.76	22,889,876.45

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, other than the provision for and/or against the repair of such contingencies as the Building Manager shall deem fit. Sinking fund contributions are calculated at 5% (2016/15) on total expenditure before Building Manager's remuneration of Building.

ST11
BELAIR GARDENS
CARPARK
STATEMENT OF COMPREHENSIVE INCOME
(FORMERLY KNOWN AS INCOME STATEMENT)

(未經審核)
富豪花園
停車場
綜合收益表
(前稱收支報告表)

INCOME :	收入項目:	JAN.2020	1/2020 TOTAL	1/2019 TOTAL
			HK\$	HK\$
MANAGEMENT FEE	管理費收入	499,656.00	499,656.00	499,656.00
BANK INTEREST INCOME	銀行利息收入	4,708.30	4,708.30	4,548.35
D.R.CHG.RECOVERED	清泥頭費收入	-	-	-
ELECTRICITY CHG. RECOVERED	電費收入	300.00	300.00	540.00
INSURANCE COMPENSATION	保險費賠償	-	-	-
LEGAL FEE RECOVERED	訴訟費收入	-	-	-
SUNDRY INCOME	什項收入	5,637.50	5,637.50	3,136.15
TELECOM STATION INCOME	電訊站收入	14,350.00	14,350.00	14,350.00
LESS : PROPERTY TAX ON TELECOM INC.	減/收回物業稅	(1,722.00)	(1,722.00)	(1,722.00)
		522,929.80	522,929.80	520,508.50
LESS : EXPENSES	支出項目:			
AUDIT FEE	核數費	-	-	-
CLEANING EXP.	清潔費	56,705.56	56,705.56	51,440.27
DEBRIS REMOVAL CHG.	清泥頭費	340.00	340.00	1,695.00
DEPRECIATION	折舊	-	-	-
ELECTRICITY	電費	21,985.40	21,985.40	22,832.70
EMPLOYEE BENEFITS COST :	員工薪酬:			-
SECURITY GUARDS' SALARIES	薪金 - 保安	55,673.40	55,673.40	66,333.00
SECURITY GUARDS' MPF	強積金 - 保安	2,581.54	2,581.54	2,980.99
WATCHMEN/CARETAKERS' SALARIES	薪金	60,609.74	60,609.74	56,787.50
WATCHMEN/CARETAKERS' MPF	強積金	2,804.46	2,804.46	2,635.00
FESTIVAL DECORATION	節日裝飾	15,635.00	15,635.00	13,888.30
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	-	-	17,482.50
GARDENING EXP / LANDSCAPE	園藝費	-	-	-
GOVERNMENT RENT	地稅	1,282.50	1,282.50	1,282.50
INSURANCE	保險費	-	-	-
LEGAL FEE	訴訟費	-	-	10.00
MGT OFFICE CHG.	管理處支出	13,264.67	13,264.67	12,781.00
PROFESSIONAL FEE	專業費用	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG OF:	維修保養:			
CP EQUIPMENT	車場設備	3,274.40	3,274.40	3,032.00
DRAINAGE, WATER PIPES, PUMPS & ELEC.,REPAIR WORKS	水電維修工程等等	88,113.75	88,113.75	87,713.40
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEN)	水電保養費(廣聯月費)	5,562.50	5,562.50	5,250.00
FIRE FIGHTING SYSTEM	消防保養	1,500.00	1,500.00	1,500.00
LIFTS	升降機	-	-	-
SECURITY / CCTV SYSTEM	保安系統/閉路電視	1,733.33	1,733.33	1,733.33
SMATV SYSTEM	衛星電視	-	-	-
WALKIE TALKIE	無線電對講機	-	-	-
SECURITY CHG	保安費	-	-	-
SUNDRY EXPENSES	什項支出	579.05	579.05	1,536.35
TELEPHONE / BROADBAND	電話費/上網	308.42	308.42	387.20
T5 ENERGY SAVING	T5節能管	-	-	-
UNIFORM & LAUNDRY	制服及洗衣費	4,091.05	4,091.05	-
WATER FEE	水費	-	-	-
EXPENSES :	支出小計:	336,044.77	336,044.77	351,301.04
MANAGER'S REMUNERATION (5%)	經理費	16,802.24	16,802.24	17,565.05
TRANSFER TO SINKING FUND (5%)	撥入維修基金	16,802.24	16,802.24	17,565.05
APPORTIONMENT OF COMMON AREAS EXP.	公共地方費用分攤	27,346.41	27,346.41	25,783.70
REPAIRS	更換樓層鐵窗	-	-	-
BAD DEBT / (WRITTEN BACK)	壞賬/(收回)	-	-	-
TOTAL EXPENSES	總支出	396,995.66	396,995.66	412,214.84
SURPLUS / (DEFICIT) FOR THE PERIOD	本期盈餘/(赤字)	125,934.14	125,934.14	108,293.66
FURTHER CONTRIBUTED BY OWNERS	赤字收入	-	-	-
RETAINED SURPLUS / (DEFICIT)	承上年結存	2,658,375.02	2,658,375.02	1,850,806.19
ACCUMULATED SURPLUS / (DEFICIT)	累積盈餘/(赤字)	2,784,309.16	2,784,309.16	1,959,099.85

ST11
BELAIR GARDENS
RETAINED AREAS
STATEMENT OF COMPREHENSIVE INCOME
(FORMERLY KNOWN AS INCOME STATEMENT)

(未經審核)
 富豪花園
 休憩及運動地方
 綜合收益表
 (前稱收支報告表)

INCOME :	收入項目:	JAN.2020	1/2020 TOTAL HK\$	1/2019 TOTAL HK\$
BADMINTON INCOME	羽毛球收入	-	-	-
BICYCLE INCOME	單車費收入	-	-	40.00
ELECTRICITY CHG.RECOVERED	電費收入	-	-	-
INSURANCE COMPENSATION	保險費賠償	-	-	-
LEGAL FEE RECOVERED	訴訟費收入	-	-	-
SUNDRY INCOME	什項收入	30.00	30.00	-
SWIMMING POOL INCOME	泳池費收入	-	-	-
TELECOM STATION INCOME	電訊發射台收入	-	-	-
TENNIS COURT INCOME	網球費收入	-	-	-
		30.00	30.00	40.00
LESS : EXPENSES	支出項目:			
AUDIT FEE	核數費	-	-	-
BANK CHARGES	銀行費	-	-	-
CLEANING EXP	清潔費	76,835.97	76,835.97	71,939.41
DEPRECIATION	折舊	-	-	-
ELECTRICITY	電費	8,268.80	8,268.80	8,311.00
EMPLOYEE BENEFITS COST :	員工薪酬:			
SECURITY GUARDS' SALARIES	薪金-保安	37,115.60	37,115.60	44,222.00
SECURITY GUARDS' MPF	強積金-保安	1,721.03	1,721.03	1,987.33
WATCHMEN/CARETAKERS' SALARIES	薪金	26,834.30	26,834.30	30,769.00
WATCHMEN/CARETAKERS' MPF	強積金	639.51	639.51	891.08
FESTIVAL DECORATION	節日裝飾	16,995.00	16,995.00	13,760.00
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	-	-	-
GARDENING EXP/LANDSCAPE	園藝費	-	-	-
INSURANCE	保險費	-	-	-
LEGAL FEE	訴訟費	-	-	-
PROFESSIONAL FEE	專業費用	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG OF :	維修保養:			
DRAINAGE, WATER PIPES, PUMPS & ELEC.,REPAIR WORKS	水電維修工程等等	25,370.00	25,370.00	64,080.00
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEN)	水電維修保養(廣聯月費)	-	-	-
FIRE FIGHTING SYSTEM	消防保養	-	-	-
SECURITY / CCTV SYSTEM	保安系統/閉路電視	133.33	133.33	133.33
SWIMMING POOL	泳池保養	3,380.00	3,380.00	3,380.00
WALKIE TALKIE	無線電對講機	-	-	-
SECURITY CHG	保安費	-	-	-
SUNDRY EXPENSES	什項支出	628.50	628.50	126.00
TELEPHONE / BROADBAND	電話費/上網	51.25	51.25	88.50
T5 ENERGY SAVING	T5節能管	-	-	-
UNIFORM & LAUNDRY	制服	-	-	-
WATER FEE	水費	-	-	9,217.40
EXPENSES :	支出:	197,973.29	197,973.29	248,905.05
MANAGER'S REMUNERATION (5%)	經理費	9,898.66	9,898.66	12,445.25
TRANSFER TO SINKING FUND (5%)	撥入維修基金	9,898.66	9,898.66	12,445.25
APPORTIONED COMMON AREAS EXP.	公共地方費用分攤	3,646.19	3,646.19	3,437.82
TOTAL EXPENSES	總支出	221,416.80	221,416.80	277,233.37
NET EXPENSES	淨支出	(221,386.80)	(221,386.80)	(277,193.37)
APPORTIONMENT OF RETAINED AREAS EXPENSES:				
BLOCK A	1,988	(15,025.16)	(15,025.16)	(18,812.66)
BLOCK B	1,988	(15,025.16)	(15,025.16)	(18,812.66)
BLOCK C	1,988	(15,025.16)	(15,025.16)	(18,812.66)
BLOCK D	1,988	(15,025.16)	(15,025.16)	(18,812.66)
BLOCK E	1,648	(12,455.46)	(12,455.46)	(15,595.20)
BLOCK F	1,648	(12,455.46)	(12,455.46)	(15,595.20)
BLOCK G	1,648	(12,455.46)	(12,455.46)	(15,595.20)
BLOCK H	1,648	(12,455.46)	(12,455.46)	(15,595.20)
BLOCK I	2,458	(18,577.38)	(18,577.38)	(23,260.32)
BLOCK J	2,458	(18,577.38)	(18,577.38)	(23,260.32)
BLOCK K	2,458	(18,577.38)	(18,577.38)	(23,260.32)
BLOCK L	2,458	(18,577.38)	(18,577.38)	(23,260.32)
BLOCK M	2,458	(18,577.38)	(18,577.38)	(23,260.32)
BLOCK N	2,458	(18,577.42)	(18,577.42)	(23,260.33)
業權份數	29,292	(221,386.80)	(221,386.80)	(277,193.37)

ST11
BELAIR GARDENS
COMMERCIAL CENTRE
STATEMENT OF COMPREHENSIVE INCOME
(FORMERLY KNOWN AS INCOME STATEMENT)

(未經審核)
富豪花園
商場
綜合收益表
(前稱收支報告表)

<u>INCOME :</u>	<u>收入項目:</u>	<u>JAN.2020</u>	<u>1/2020 TOTAL HK\$</u>	<u>1/2019 TOTAL HK\$</u>
MANAGEMENT FEE	管理費收入	498,648.00	498,648.00	498,648.00
BANK INTEREST INCOME	銀行利息收入	4,708.34	4,708.34	4,548.37
D.R.CHG.RECOVERED	清泥頭費收入	-	-	-
ELECTRICITY CHG. RECOVERED	電費收入	-	-	-
INSURANCE COMPENSATION	保險費賠償	-	-	-
LEGAL FEE RECOVERED	訴訟費收入	-	-	-
SUNDRY INCOME	什項收入	7.50	7.50	6.19
TELECOM STATION INCOME	電訊站收入	38,850.00	38,850.00	38,850.00
LESS : PROPERTY TAX ON TELECOM INC.	減/收回物業稅	-	-	-
WATER CHG. RECOVERED	水費收入	-	-	-
		542,213.84	542,213.84	542,052.56
<u>LESS : EXPENSES</u>	<u>支出項目:</u>			
AUDIT FEE	核數費	-	-	-
CLEANING EXP.	清潔費	50,488.45	50,488.45	75,128.87
DEBRIS REMOVAL CHG.	清泥頭費	340.00	340.00	1,695.00
DEPRECIATION	折舊	-	-	-
ELECTRICITY	電費	51,163.40	51,163.40	47,269.10
EMPLOYEE BENEFITS COST :	員工薪酬:			
SECURITY GUARDS' SALARIES	薪金 - 保安	18,557.80	18,557.80	22,111.00
SECURITY GUARDS' MPF	強積金 - 保安	860.51	860.51	993.66
WATCHMEN/CARETAKERS' SALARIES	薪金	50,941.65	50,941.65	47,877.10
WATCHMEN/CARETAKERS' MPF	強積金	2,547.07	2,547.07	2,393.86
FESTIVAL DECORATION	節日裝飾	8,990.00	8,990.00	11,364.38
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	-	-	1,347.50
GARDENING EXP / LANDSCAPE	園藝費	-	-	-
GOVERNMENT RENT	地稅	3,532.50	3,532.50	3,487.50
INSURANCE	保險費	-	-	-
LEGAL FEE	訴訟費	-	-	-
MGT OFFICE CHG.	管理處支出	13,264.67	13,264.67	12,781.00
PROFESSIONAL FEE	專業費用	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG OF:	維修保養:			
AIR-CONDITIONING	冷氣費	14,980.00	14,980.00	14,260.00
DIESEL GENERATOR	發電機	1,100.00	1,100.00	1,100.00
DRAINAGE, WATER PIPES, PUMPS & ELEC.,REPAIR WORKS	水電維修工程等等	234,598.75	234,598.75	75,683.44
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEN)	水電保養費(廣聯月費)	5,562.50	5,562.50	5,250.00
FIRE FIGHTING SYSTEM	消防保養	8,000.00	8,000.00	8,000.00
LIFTS	升降機	19,250.00	19,250.00	19,250.00
SECURITY / CCTV SYSTEM	保安系統/閉路電視	133.33	133.33	133.33
SMATV SYSTEM	衛星電視	-	-	-
SWIMMING POOL	泳池保養	-	-	140.00
WALKIE TALKIE	無線電對講機	-	-	-
SECURITY CHG	保安費	-	-	-
SUNDRY EXPENSES	什項支出	8,711.29	8,711.29	7,305.65
TELEPHONE / BROADBAND	電話費/上網	52.26	52.26	94.82
T5 ENERGY SAVING	T5節能管	-	-	-
UNIFORM & LAUNDRY	制服及洗衣費	4,091.13	4,091.13	-
WATER FEE	水費	-	-	4,923.30
EXPENSES :	支出小計:	497,165.31	497,165.31	362,589.51
MANAGER'S REMUNERATION (5%)	經理費	24,858.27	24,858.27	18,129.48
TRANSFER TO SINKING FUND (5%)	撥入維修基金	24,858.27	24,858.27	18,129.48
APPORTIONMENT OF COMMON AREAS EXP.	公共地方費用分攤	133,085.88	133,085.88	125,480.69
REPAIRS	更換樓層鐵窗	-	-	-
TOTAL EXPENSES	總支出	679,967.73	679,967.73	524,329.16
SURPLUS / (DEFICIT) FOR THE PERIOD	本期盈餘/(赤字)	(137,753.89)	(137,753.89)	17,723.40
FURTHER CONTRIBUTED BY LANDLORD	赤字收入	-	-	-
RETAINED SURPLUS / (DEFICIT)	承上年度結存	(4,450.27)	(4,450.27)	(236,820.75)
FIRE SERVICES WORKS	消防改善工程	-	-	-
ACCUMULATED SURPLUS / (DEFICIT)	累積盈餘/(赤字)	(142,204.16)	(142,204.16)	(219,097.35)