

BELAIR GARDENS
MANAGED BY BELAIR MANAGEMENT COMPANY LIMITED
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME (DOMESTIC UNITS)
FOR THE YEAR ENDED 31 DECEMBER 2017

| | Notes | 2017 | | | | 2016 | | | |
|---|-------|----------------------|----------------------|---------------------|----------------------|---------------------|---------------------|---------------------|----------------------|
| | | Blocks A-E | Blocks F-J | Blocks K-N | Total | Blocks A-E | Blocks F-J | Blocks K-N | Total |
| | | HK\$ | HK\$ | HK\$ | HK\$ | HK\$ | HK\$ | HK\$ | HK\$ |
| INCOME | | | | | | | | | |
| Management fee income | | 10,416,618.00 | 9,981,906.00 | 7,478,388.00 | 27,876,912.00 | 9,737,634.00 | 9,332,056.00 | 7,193,640.00 | 26,263,330.00 |
| Bank interest income | | 66,405.20 | 66,405.20 | 53,124.16 | 185,934.56 | 40,333.15 | 40,333.15 | 32,266.52 | 112,932.82 |
| Insurance compensation | | - | - | - | - | 65,457.30 | 63,047.30 | 6,485.83 | 134,990.43 |
| Legal fee recovered | | 967.50 | 26,566.20 | 1,181.90 | 28,715.60 | 24,933.75 | 18,711.75 | 32,112.07 | 75,757.57 |
| Sundry income | | 7,081.95 | 6,806.95 | 17,620.70 | 31,509.60 | 7,907.45 | 7,917.45 | 6,325.84 | 22,150.74 |
| Total income | | 10,491,072.65 | 10,081,684.35 | 7,550,314.76 | 28,123,071.76 | 9,876,265.65 | 9,462,065.65 | 7,270,830.26 | 26,609,161.56 |
| EXPENDITURE | | | | | | | | | |
| Auditor's remuneration | | 6,250.00 | 6,250.00 | 5,000.00 | 17,500.00 | 5,944.45 | 5,944.45 | 4,755.56 | 16,644.46 |
| Building Manager's remuneration | 3 | 394,877.53 | 390,329.35 | 289,831.96 | 1,075,038.84 | 355,229.70 | 347,284.93 | 271,665.71 | 974,180.34 |
| Cleaning expense | | 813,548.80 | 890,862.40 | 728,152.64 | 2,432,563.84 | 762,755.20 | 807,584.64 | 655,033.48 | 2,225,373.32 |
| Debris removal charges | | 85,780.40 | 85,780.40 | 68,624.32 | 240,185.12 | 80,479.45 | 80,479.45 | 64,383.56 | 225,342.46 |
| Depreciation on office equipment | | 27,632.10 | 49,357.10 | 36,065.61 | 113,054.81 | 16,698.70 | 42,448.70 | 25,798.88 | 84,946.28 |
| Electricity | | 473,753.00 | 548,067.40 | 442,252.00 | 1,464,072.40 | 493,448.50 | 562,917.10 | 462,384.40 | 1,518,750.00 |
| Festival decoration expenses | | 58,926.40 | 58,926.40 | 47,141.16 | 164,993.96 | 32,767.15 | 32,767.15 | 26,363.70 | 91,898.00 |
| Furniture, fixtures and equipment | | 40,938.75 | 50,833.75 | 23,261.04 | 115,033.54 | 40,607.05 | 41,845.05 | 28,466.04 | 110,918.14 |
| Gardening expenses | | 6,400.00 | 3,600.00 | 2,800.00 | 12,800.00 | - | - | - | - |
| Insurance | | 31,139.35 | 31,139.35 | 24,911.60 | 87,190.30 | 45,552.00 | 45,552.00 | 36,441.84 | 127,545.84 |
| Legal fee | | 320.00 | 1,140.00 | 725.00 | 2,185.00 | 240.00 | 210.00 | 320.00 | 770.00 |
| Management expenses of the Common Areas | 4 | 104,805.05 | 104,805.05 | 83,843.92 | 293,454.02 | 82,841.95 | 82,841.95 | 66,273.42 | 231,957.32 |
| Management expenses of the Retained Areas | 5 | 1,045,395.91 | 1,073,708.71 | 1,070,659.64 | 3,189,764.26 | 1,109,436.36 | 1,139,483.60 | 1,136,247.69 | 3,385,167.65 |
| Management office rental charges | | 49,336.00 | 49,336.00 | 39,469.00 | 138,141.00 | 47,685.85 | 47,685.85 | 38,148.63 | 133,520.33 |
| Repairs, renewals and maintenance charges of: | | | | | | | | | |
| - Drainage, pipes, pumps and electrical | | 2,196,318.50 | 1,852,518.00 | 1,044,559.60 | 5,093,396.10 | 1,939,751.75 | 1,574,539.75 | 1,117,909.96 | 4,632,201.46 |
| - Fire fighting system | | 39,000.00 | 45,500.00 | 30,480.00 | 114,980.00 | 62,848.20 | 68,348.20 | 49,558.60 | 180,755.00 |
| - Lifts and escalators | | 410,900.00 | 434,420.00 | 352,240.00 | 1,197,560.00 | 410,900.00 | 434,420.00 | 352,240.00 | 1,197,560.00 |
| - Security/CCTV system | | 33,119.30 | 21,154.30 | 13,783.44 | 68,057.04 | 11,700.00 | 8,900.00 | 6,000.00 | 26,600.00 |
| - SMATV system | | 21,509.50 | 29,245.70 | 25,644.80 | 76,400.00 | 18,878.40 | 25,668.00 | 21,453.60 | 66,000.00 |
| - Walkie talkie | | 7,796.90 | 7,796.90 | 6,237.52 | 21,831.32 | - | - | - | - |
| Sinking fund contributions | 10 | 394,877.53 | 390,329.35 | 289,831.96 | 1,075,038.84 | 355,229.70 | 347,284.93 | 271,665.71 | 974,180.34 |
| Staff retirement benefit scheme contributions | | 146,887.45 | 146,887.45 | 117,509.91 | 411,284.81 | 133,184.40 | 133,184.40 | 106,547.30 | 372,916.10 |
| Staff salaries and allowances | | 3,205,636.25 | 3,205,636.25 | 2,564,508.80 | 8,975,781.30 | 2,780,293.25 | 2,780,293.25 | 2,224,234.39 | 7,784,820.89 |
| Sundry expenses | | 126,559.96 | 151,246.87 | 102,892.74 | 380,699.57 | 118,767.70 | 129,727.70 | 103,858.46 | 352,353.86 |
| Telephone | | 13,683.90 | 13,683.90 | 11,187.42 | 38,555.22 | 13,477.25 | 13,477.25 | 11,022.40 | 37,976.90 |
| T5 Energy saving | | 64,702.80 | 85,794.00 | 79,263.60 | 229,760.40 | 64,702.80 | 85,794.00 | 79,263.60 | 229,760.40 |
| Uniform and laundry | | 37,410.75 | 37,410.75 | 29,928.60 | 104,750.10 | 23,911.25 | 23,911.25 | 19,129.00 | 66,951.50 |
| Bad debts | | - | 22,815.00 | (25,459.00) | (2,644.00) | (56,409.00) | 9,128.00 | 43,935.00 | (3,346.00) |
| Total expenditure | | 9,837,506.13 | 9,788,574.38 | 7,505,347.28 | 27,131,427.79 | 8,950,922.06 | 8,871,721.60 | 7,223,100.93 | 25,045,744.59 |
| Surplus/ (Deficit) for the year | | 653,566.52 | 293,109.97 | 44,967.48 | 991,643.97 | 925,343.59 | 590,344.05 | 47,729.33 | 1,563,416.97 |
| Further contributed by owners | | - | 4,747.00 | - | 4,747.00 | 237,175.12 | 385,648.30 | 270,441.90 | 893,265.32 |
| Surplus/ (Deficit) brought forward | | 1,199,490.84 | 733,143.83 | 2,756,467.11 | 4,689,101.78 | 36,972.13 | (242,848.52) | 2,438,295.88 | 2,232,419.49 |
| Surplus carried forward | | 1,853,057.36 | 1,031,000.80 | 2,801,434.59 | 5,685,492.75 | 1,199,490.84 | 733,143.83 | 2,756,467.11 | 4,689,101.78 |

The accompanying Accounting Policies and Explanatory Notes form an integral part of, and should be read in conjunction with, these financial statements.

BELAIR GARDENS
MANAGED BY BELAIR MANAGEMENT COMPANY LIMITED
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME (BLOCKS A, B, C, D AND E DOMESTIC UNITS)
FOR THE YEAR ENDED 31 DECEMBER 2017

| Notes | 2017 | | | | | | 2016 | | | | | |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|---------------|-----------------|-----------------|-----------------|-----------------|-----------------|---------------|
| | Block A HK\$ | Block B HK\$ | Block C HK\$ | Block D HK\$ | Block E HK\$ | Total HK\$ | Block A HK\$ | Block B HK\$ | Block C HK\$ | Block D HK\$ | Block E HK\$ | Total HK\$ |
| INCOME | | | | | | | | | | | | |
| Management fee income | 2,171,022.00 | 2,062,278.00 | 2,137,532.00 | 2,100,240.00 | 1,945,546.00 | 10,416,618.00 | 2,029,390.00 | 1,928,114.00 | 1,998,192.00 | 1,963,112.00 | 1,818,826.00 | 9,737,634.00 |
| Bank interest income | 13,281.04 | 13,281.04 | 13,281.04 | 13,281.04 | 13,281.04 | 66,405.20 | 8,066.63 | 8,066.63 | 8,066.63 | 8,066.63 | 8,066.63 | 40,333.15 |
| Insurance compensation | - | - | - | - | - | - | 1,621.46 | 1,621.46 | 58,971.46 | 1,621.46 | 1,621.46 | 65,457.30 |
| Legal fee recovered | 514.00 | 453.50 | - | - | - | 967.50 | 3,742.35 | 3,742.35 | 3,742.35 | 9,964.35 | 3,742.35 | 24,933.75 |
| Sundry income | 1,256.39 | 1,256.39 | 1,756.39 | 1,556.39 | 1,256.39 | 7,081.95 | 1,581.49 | 1,581.49 | 1,581.49 | 1,581.49 | 1,581.49 | 7,907.45 |
| Total income | 2,186,073.43 | 2,077,268.93 | 2,152,569.43 | 2,115,077.43 | 1,960,083.43 | 10,491,072.65 | 2,044,401.93 | 1,943,125.93 | 2,070,553.93 | 1,984,345.93 | 1,833,837.93 | 9,876,265.65 |
| EXPENDITURE | | | | | | | | | | | | |
| Auditor's remuneration | 1,250.00 | 1,250.00 | 1,250.00 | 1,250.00 | 1,250.00 | 6,250.00 | 1,188.89 | 1,188.89 | 1,188.89 | 1,188.89 | 1,188.89 | 5,944.45 |
| Building Manager's remuneration | 79,049.68 | 80,313.09 | 79,565.17 | 81,518.61 | 74,430.98 | 394,877.53 | 70,666.85 | 70,611.23 | 73,560.63 | 68,026.78 | 72,364.21 | 355,229.70 |
| Cleaning expense | 162,709.76 | 162,709.76 | 162,709.76 | 162,709.76 | 162,709.76 | 813,548.80 | 152,551.04 | 152,551.04 | 152,551.04 | 152,551.04 | 152,551.04 | 762,755.20 |
| Debris removal charges | 17,156.08 | 17,156.08 | 17,156.08 | 17,156.08 | 17,156.08 | 85,780.40 | 16,095.89 | 16,095.89 | 16,095.89 | 16,095.89 | 16,095.89 | 80,479.45 |
| Depreciation on office equipment | 6,266.42 | 4,116.42 | 5,891.42 | 9,491.42 | 1,866.42 | 27,632.10 | 1,049.74 | 3,824.74 | 1,049.74 | 9,199.74 | 1,574.74 | 16,698.70 |
| Electricity | 94,699.60 | 94,558.20 | 104,615.60 | 94,277.80 | 85,601.80 | 473,753.00 | 98,484.60 | 98,508.70 | 110,569.40 | 97,436.50 | 88,449.30 | 493,448.50 |
| Festival decoration expenses | 11,785.28 | 11,785.28 | 11,785.28 | 11,785.28 | 11,785.28 | 58,926.40 | 6,553.43 | 6,553.43 | 6,553.43 | 6,553.43 | 6,553.43 | 32,767.15 |
| Furniture, fixtures and equipment | 3,467.75 | 3,467.75 | 6,967.75 | 12,867.75 | 14,167.75 | 40,938.75 | 8,671.01 | 8,109.01 | 6,809.01 | 8,459.01 | 8,559.01 | 40,607.05 |
| Gardening expenses | 1,200.00 | 1,200.00 | 1,600.00 | 1,200.00 | 1,200.00 | 6,400.00 | - | - | - | - | - | - |
| Insurance | 6,227.87 | 6,227.87 | 6,227.87 | 6,227.87 | 6,227.87 | 31,139.35 | 9,110.40 | 9,110.40 | 9,110.40 | 9,110.40 | 9,110.40 | 45,552.00 |
| Legal fee | 130.00 | 120.00 | - | 10.00 | 60.00 | 320.00 | - | - | 10.00 | - | - | 240.00 |
| Management expenses of the Common Areas | 20,961.01 | 20,961.01 | 20,961.01 | 20,961.01 | 20,961.01 | 104,805.05 | 16,568.39 | 16,568.39 | 16,568.39 | 16,568.39 | 16,568.39 | 82,841.95 |
| Management expenses of the Retained Areas | 216,484.07 | 216,484.07 | 216,484.07 | 216,484.07 | 179,459.63 | 1,045,395.91 | 229,745.78 | 229,745.78 | 229,745.78 | 229,745.78 | 190,453.24 | 1,109,436.36 |
| Management office rental charges | 9,867.20 | 9,867.20 | 9,867.20 | 9,867.20 | 9,867.20 | 49,336.00 | 9,537.17 | 9,537.17 | 9,537.17 | 9,537.17 | 9,537.17 | 47,685.85 |
| Repairs, renewals and maintenance charges of: | | | | | | | | | | | | |
| - Drainage, pipes, pumps and electrical | 424,429.90 | 481,203.40 | 445,188.40 | 483,023.40 | 362,473.40 | 2,196,318.50 | 384,051.55 | 380,762.42 | 423,604.68 | 324,891.55 | 426,441.55 | 1,939,751.75 |
| - Fire fighting system | 7,800.00 | 7,800.00 | 7,800.00 | 7,800.00 | 7,800.00 | 39,000.00 | 12,569.64 | 12,569.64 | 12,569.64 | 12,569.64 | 12,569.64 | 62,848.20 |
| - Lifts and escalators | 82,180.00 | 82,180.00 | 82,180.00 | 82,180.00 | 82,180.00 | 410,900.00 | 82,180.00 | 82,180.00 | 82,180.00 | 82,180.00 | 82,180.00 | 410,900.00 |
| - Security/CCTV system | 25,235.86 | 1,970.86 | 1,970.86 | 1,970.86 | 1,970.86 | 33,119.30 | 1,500.00 | 1,500.00 | 3,300.00 | 1,500.00 | 3,900.00 | 11,700.00 |
| - SMATV system | 4,332.80 | 4,332.80 | 4,332.80 | 4,332.80 | 4,178.30 | 21,509.50 | 3,802.80 | 3,802.80 | 3,802.80 | 3,802.80 | 3,667.20 | 18,878.40 |
| - Walkie talkie | 1,559.38 | 1,559.38 | 1,559.38 | 1,559.38 | 1,559.38 | 7,796.90 | - | - | - | - | - | - |
| Sinking fund contributions | 79,049.68 | 80,313.09 | 79,565.17 | 81,518.61 | 74,430.98 | 394,877.53 | 70,666.85 | 70,611.23 | 73,560.63 | 68,026.78 | 72,364.21 | 355,229.70 |
| Staff retirement benefit scheme contributions | 29,377.49 | 29,377.49 | 29,377.49 | 29,377.49 | 29,377.49 | 146,887.45 | 26,636.88 | 26,636.88 | 26,636.88 | 26,636.88 | 26,636.88 | 133,184.40 |
| Staff salaries and allowances | 641,127.25 | 641,127.25 | 641,127.25 | 641,127.25 | 641,127.25 | 3,205,636.25 | 556,058.65 | 556,058.65 | 556,058.65 | 556,058.65 | 556,058.65 | 2,780,293.25 |
| Sundry expenses | 26,594.30 | 20,765.50 | 26,609.90 | 29,343.60 | 23,246.66 | 126,559.96 | 22,439.78 | 22,489.78 | 29,239.78 | 22,460.98 | 22,137.38 | 118,767.70 |
| Telephone | 2,736.78 | 2,736.78 | 2,736.78 | 2,736.78 | 2,736.78 | 13,683.90 | 2,695.45 | 2,695.45 | 2,695.45 | 2,695.45 | 2,695.45 | 13,477.25 |
| T'S Energy saving | 13,377.60 | 13,267.20 | 12,867.60 | 12,595.20 | 12,595.20 | 64,702.80 | 13,377.60 | 13,267.20 | 12,867.60 | 12,595.20 | 12,595.20 | 64,702.80 |
| Uniform and laundry | 7,482.15 | 7,482.15 | 7,482.15 | 7,482.15 | 7,482.15 | 37,410.75 | 4,782.25 | 4,782.25 | 4,782.25 | 4,782.25 | 4,782.25 | 23,911.25 |
| Bad debts | - | - | - | - | - | - | - | - | (22,051.00) | (34,358.00) | - | (56,409.00) |
| Total expenditure | 1,976,537.91 | 2,004,332.63 | 1,987,878.99 | 2,030,854.37 | 1,837,902.23 | 9,837,506.13 | 1,800,984.64 | 1,799,760.97 | 1,842,597.13 | 1,708,545.20 | 1,799,034.12 | 8,950,922.06 |
| Surplus/ (Deficit) for the year | 209,535.52 | 72,936.30 | 164,690.44 | 84,223.06 | 122,181.20 | 653,566.52 | 243,417.29 | 143,364.96 | 227,956.80 | 275,800.73 | 34,803.81 | 925,343.59 |
| Further contributed by owners | - | - | - | - | - | - | 2,642.20 | 64,805.60 | 128,640.62 | 41,086.70 | - | 237,175.12 |
| Surplus/ (Deficit) brought forward | 14,847.82 | 523,652.05 | 282,205.48 | 382,778.22 | (3,992.73) | 1,199,490.84 | (231,211.67) | 315,481.49 | (74,391.94) | 65,890.79 | (38,796.54) | 36,972.13 |
| Surplus/ (Deficit) carried forward | 224,383.34 | 596,588.35 | 446,895.92 | 467,001.28 | 118,188.47 | 1,853,057.36 | 14,847.82 | 523,652.05 | 282,205.48 | 382,778.22 | (3,992.73) | 1,199,490.84 |

The accompanying Accounting Policies and Explanatory Notes form an integral part of, and should be read in conjunction with, these financial statements.

BELAIR GARDENS
 MANAGED BY BELAIR MANAGEMENT COMPANY LIMITED
 STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME (BLOCKS F, G, H, I AND J DOMESTIC UNITS)
 FOR THE YEAR ENDED 31 DECEMBER 2017

| Notes | 2017 | | | | | | 2016 | | | | | |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| | Block F | Block G | Block H | Block I | Block J | Total | Block F | Block G | Block H | Block I | Block J | Total |
| | HK\$ | HK\$ | HK\$ | HK\$ | HK\$ | HK\$ | HK\$ | HK\$ | HK\$ | HK\$ | HK\$ | HK\$ |
| INCOME | | | | | | | | | | | | |
| Management fee income | 2,024,806.00 | 1,981,816.00 | 2,061,172.00 | 1,957,056.00 | 1,957,056.00 | 9,981,906.00 | 1,871,976.00 | 1,852,612.00 | 1,894,628.00 | 1,856,420.00 | 1,856,420.00 | 9,332,056.00 |
| Bank interest income | 13,281.04 | 13,281.04 | 13,281.04 | 13,281.04 | 13,281.04 | 66,405.20 | 8,066.63 | 8,066.63 | 8,066.63 | 8,066.63 | 8,066.63 | 40,333.15 |
| Insurance compensation | - | - | - | - | - | - | 56,561.46 | 1,621.46 | 1,621.46 | 1,621.46 | 1,621.46 | 63,047.30 |
| Legal fee recovered | - | 304.40 | 236.80 | 256.00 | 25,769.00 | 26,566.20 | 3,742.35 | 3,742.35 | 3,742.35 | 3,742.35 | 3,742.35 | 18,711.75 |
| Sundry income | 1,256.39 | 1,256.39 | 1,256.39 | 1,501.39 | 1,536.39 | 6,806.95 | 1,581.49 | 1,581.49 | 1,581.49 | 1,581.49 | 1,581.49 | 7,917.45 |
| Total income | 2,039,343.43 | 1,996,657.83 | 2,075,946.23 | 1,972,094.43 | 1,997,642.43 | 10,081,684.35 | 1,941,927.93 | 1,867,623.93 | 1,909,639.93 | 1,871,441.93 | 1,871,431.93 | 9,462,065.65 |
| EXPENDITURE | | | | | | | | | | | | |
| Auditor's remuneration | 1,250.00 | 1,250.00 | 1,250.00 | 1,250.00 | 1,250.00 | 6,250.00 | 1,188.89 | 1,188.89 | 1,188.89 | 1,188.89 | 1,188.89 | 5,944.45 |
| Building Manager's remuneration | 3 72,794.15 | 76,768.75 | 81,749.31 | 77,456.95 | 81,560.19 | 390,329.35 | 66,520.88 | 67,224.30 | 74,907.15 | 69,168.35 | 69,464.25 | 347,284.93 |
| Cleaning expense | 162,709.76 | 162,709.76 | 162,709.76 | 201,366.56 | 201,366.56 | 890,862.40 | 152,551.04 | 152,551.04 | 152,551.04 | 174,965.76 | 174,965.76 | 807,584.64 |
| Debris removal charges | 17,156.08 | 17,156.08 | 17,156.08 | 17,156.08 | 17,156.08 | 85,780.40 | 16,095.89 | 16,095.89 | 16,095.89 | 16,095.89 | 16,095.89 | 80,479.45 |
| Depreciation on office equipment | 10,041.42 | 5,491.42 | 16,716.42 | 7,516.42 | 9,591.42 | 49,357.10 | 7,999.74 | 5,199.74 | 8,749.74 | 11,199.74 | 9,299.74 | 42,448.70 |
| Electricity | 91,788.40 | 100,953.70 | 90,075.10 | 131,097.60 | 134,152.60 | 548,067.40 | 93,105.10 | 103,076.70 | 95,059.40 | 134,499.10 | 137,176.80 | 562,917.10 |
| Festival decoration expenses | 11,785.28 | 11,785.28 | 11,785.28 | 11,785.28 | 11,785.28 | 58,926.40 | 6,553.43 | 6,553.43 | 6,553.43 | 6,553.43 | 6,553.43 | 32,767.15 |
| Furniture, fixtures and equipment | 14,167.75 | 8,266.75 | 6,967.75 | 10,713.75 | 10,713.75 | 50,833.75 | 11,009.01 | 6,809.01 | 7,259.01 | 9,159.01 | 7,609.01 | 41,845.05 |
| Gardening expenses | 1,200.00 | 1,200.00 | 1,200.00 | - | - | 3,600.00 | - | - | - | - | - | - |
| Insurance | 6,227.87 | 6,227.87 | 6,227.87 | 6,227.87 | 6,227.87 | 31,139.35 | 9,110.40 | 9,110.40 | 9,110.40 | 9,110.40 | 9,110.40 | 45,552.00 |
| Legal fee | 60.00 | 70.00 | 50.00 | 650.00 | 310.00 | 1,140.00 | - | - | 10.00 | 190.00 | 10.00 | 210.00 |
| Management expenses of the Common Areas | 4 20,961.01 | 20,961.01 | 20,961.01 | 20,961.01 | 20,961.01 | 104,805.05 | 16,568.39 | 16,568.39 | 16,568.39 | 16,568.39 | 16,568.39 | 82,841.95 |
| Management expenses of the Retained Areas | 5 179,459.63 | 179,459.63 | 179,459.63 | 267,664.91 | 267,664.91 | 1,073,708.71 | 190,453.24 | 190,453.24 | 190,453.24 | 284,061.94 | 284,061.94 | 1,139,483.60 |
| Management office rental charges | 9,867.20 | 9,867.20 | 9,867.20 | 9,867.20 | 9,867.20 | 49,336.00 | 9,537.17 | 9,537.17 | 9,537.17 | 9,537.17 | 9,537.17 | 47,685.85 |
| Repairs, renewals and maintenance charges of: | | | | | | | | | | | | |
| - Drainage, pipes, pumps and electrical | 316,893.40 | 377,943.40 | 480,769.40 | 300,787.40 | 376,124.40 | 1,852,518.00 | 298,554.55 | 309,651.55 | 464,815.55 | 250,850.05 | 250,668.05 | 1,574,539.75 |
| - Fire fighting system | 7,800.00 | 14,300.00 | 7,800.00 | 7,800.00 | 7,800.00 | 45,500.00 | 12,569.64 | 12,569.64 | 12,569.64 | 12,569.64 | 18,069.64 | 68,348.20 |
| - Lifts and escalators | 82,180.00 | 82,180.00 | 82,180.00 | 93,940.00 | 93,940.00 | 434,420.00 | 82,180.00 | 82,180.00 | 82,180.00 | 93,940.00 | 93,940.00 | 434,420.00 |
| - Security/CCTV system | 3,370.86 | 1,970.86 | 3,170.86 | 5,470.86 | 7,170.86 | 21,154.30 | 1,500.00 | 1,500.00 | 1,500.00 | 1,500.00 | 2,900.00 | 8,900.00 |
| - SMATV system | 4,178.30 | 4,178.30 | 4,178.30 | 8,355.40 | 8,355.40 | 29,245.70 | 3,667.20 | 3,667.20 | 3,667.20 | 7,333.20 | 7,333.20 | 25,668.00 |
| - Walkie talkie | 1,559.38 | 1,559.38 | 1,559.38 | 1,559.38 | 1,559.38 | 7,796.90 | - | - | - | - | - | - |
| Sinking fund contributions | 10 72,794.15 | 76,768.75 | 81,749.31 | 77,456.95 | 81,560.19 | 390,329.35 | 66,520.88 | 67,224.30 | 74,907.15 | 69,168.35 | 69,464.25 | 347,284.93 |
| Staff retirement benefit scheme contributions | 29,377.49 | 29,377.49 | 29,377.49 | 29,377.49 | 29,377.49 | 146,887.45 | 26,636.88 | 26,636.88 | 26,636.88 | 26,636.88 | 26,636.88 | 133,184.40 |
| Staff salaries and allowances | 641,127.25 | 641,127.25 | 641,127.25 | 641,127.25 | 641,127.25 | 3,205,636.25 | 556,058.65 | 556,058.65 | 556,058.65 | 556,058.65 | 556,058.65 | 2,780,293.25 |
| Sundry expenses | 20,438.60 | 35,056.63 | 38,114.34 | 28,808.00 | 28,829.30 | 151,246.87 | 22,137.38 | 22,137.38 | 24,637.38 | 30,437.78 | 30,377.78 | 129,727.70 |
| Telephone | 2,736.78 | 2,736.78 | 2,736.78 | 2,736.78 | 2,736.78 | 13,683.90 | 2,695.45 | 2,695.45 | 2,695.45 | 2,695.45 | 2,695.45 | 13,477.25 |
| TS Energy saving | 12,484.80 | 12,484.80 | 12,484.80 | 24,063.60 | 24,276.00 | 85,794.00 | 12,484.80 | 12,484.80 | 12,484.80 | 24,063.60 | 24,276.00 | 85,794.00 |
| Uniform and laundry | 7,482.15 | 7,482.15 | 7,482.15 | 7,482.15 | 7,482.15 | 37,410.75 | 4,782.25 | 4,782.25 | 4,782.25 | 4,782.25 | 4,782.25 | 23,911.25 |
| Bad debts | - | - | 22,815.00 | - | - | 22,815.00 | - | - | 9,128.00 | - | - | 9,128.00 |
| Total expenditure | 1,801,891.71 | 1,889,333.24 | 1,998,905.47 | 2,015,493.89 | 2,082,950.07 | 9,788,574.38 | 1,670,480.86 | 1,685,956.30 | 1,854,978.70 | 1,831,461.92 | 1,828,843.82 | 8,871,721.60 |
| Surplus/ (Deficit) for the year | 237,451.72 | 107,324.59 | 77,040.76 | (43,399.46) | (85,307.64) | 293,109.97 | 271,447.07 | 181,667.63 | 54,661.23 | 39,980.01 | 42,588.11 | 590,344.05 |
| Further contributed by owners | 3,284.00 | - | 1,463.00 | - | - | 4,747.00 | 4,695.40 | 11,280.30 | 10,590.00 | 151,822.20 | 207,260.40 | 385,648.30 |
| Surplus/ (Deficit) brought forward | (148,745.50) | 133,520.72 | (297,298.98) | 624,091.57 | 421,576.02 | 733,143.83 | (424,887.97) | (59,427.21) | (362,550.21) | 432,289.36 | 171,727.51 | (242,848.52) |
| Surplus/ (Deficit) carried forward | 91,990.22 | 240,845.31 | (218,795.22) | 580,692.11 | 336,268.38 | 1,031,000.80 | (148,745.50) | 133,520.72 | (297,298.98) | 624,091.57 | 421,576.02 | 733,143.83 |

The accompanying Accounting Policies and Explanatory Notes form an integral part of, and should be read in conjunction with, these financial statements.

BELAIR GARDENS
MANAGED BY BELAIR MANAGEMENT COMPANY LIMITED
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME (BLOCKS K, L, M, AND N DOMESTIC UNITS)
FOR THE YEAR ENDED 31 DECEMBER 2017

| | Notes | 2017 | | | | | 2016 | | | | |
|---|-------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| | | Block K | Block L | Block M | Block N | Total | Block K | Block L | Block M | Block N | Total |
| | | HK\$ | HK\$ | HK\$ | HK\$ | HK\$ | HK\$ | HK\$ | HK\$ | HK\$ | HK\$ |
| INCOME | | | | | | | | | | | |
| Management fee income | | 1,837,914.00 | 1,837,914.00 | 1,901,280.00 | 1,901,280.00 | 7,478,388.00 | 1,740,400.00 | 1,740,400.00 | 1,856,420.00 | 1,856,420.00 | 7,193,640.00 |
| Bank interest income | | 13,281.04 | 13,281.04 | 13,281.04 | 13,281.04 | 53,124.16 | 8,066.63 | 8,066.63 | 8,066.63 | 8,066.63 | 32,266.52 |
| Insurance compensation | | - | - | - | - | - | 1,621.46 | 1,621.46 | 1,621.46 | 1,621.45 | 6,485.83 |
| Legal fee recovered | | - | - | 607.90 | 574.00 | 1,181.90 | 3,742.35 | 3,742.35 | 3,742.35 | 20,885.02 | 32,112.07 |
| Sundry income | | 7,291.39 | 7,256.39 | 1,536.39 | 1,536.53 | 17,620.70 | 1,581.49 | 1,581.49 | 1,581.49 | 1,581.37 | 6,325.84 |
| Total income | | 1,858,486.43 | 1,858,451.43 | 1,916,705.33 | 1,916,671.57 | 7,550,314.76 | 1,755,411.93 | 1,755,411.93 | 1,871,431.93 | 1,888,574.47 | 7,270,830.26 |
| EXPENDITURE | | | | | | | | | | | |
| Auditor's remuneration | | 1,250.00 | 1,250.00 | 1,250.00 | 1,250.00 | 5,000.00 | 1,188.89 | 1,188.89 | 1,188.89 | 1,188.89 | 4,755.56 |
| Building Manager's remuneration | 3 | 65,738.93 | 71,760.40 | 78,942.57 | 73,390.06 | 289,831.96 | 64,964.45 | 68,278.61 | 68,517.19 | 69,905.46 | 271,665.71 |
| Cleaning expense | | 162,709.76 | 162,709.76 | 201,366.56 | 201,366.56 | 728,152.64 | 152,551.04 | 152,551.04 | 174,965.76 | 174,965.64 | 655,033.48 |
| Debris removal charges | | 17,156.08 | 17,156.08 | 17,156.08 | 17,156.08 | 68,624.32 | 16,095.89 | 16,095.89 | 16,095.89 | 16,095.89 | 64,383.56 |
| Depreciation on office equipment | | 10,441.42 | 9,691.42 | 9,391.36 | 6,541.41 | 30,065.61 | 1,049.74 | 9,399.74 | 9,099.68 | 6,249.72 | 25,798.88 |
| Electricity | | 90,544.60 | 92,414.80 | 127,336.40 | 131,956.20 | 442,252.00 | 95,375.30 | 94,838.10 | 129,565.00 | 142,606.00 | 462,384.40 |
| Festival decoration expenses | | 11,785.28 | 11,785.28 | 11,785.28 | 11,785.32 | 47,141.16 | 6,553.43 | 6,553.43 | 6,553.43 | 6,703.41 | 26,363.70 |
| Furniture, fixtures and equipment | | 7,712.75 | 3,512.75 | 3,517.75 | 8,517.79 | 23,261.04 | 6,849.01 | 6,849.01 | 7,159.01 | 7,609.01 | 28,466.04 |
| Gardening expenses | | 1,600.00 | 1,200.00 | - | - | 2,800.00 | - | - | - | - | - |
| Insurance | | 6,227.87 | 6,227.87 | 6,227.87 | 6,227.99 | 24,911.60 | 9,110.40 | 9,110.40 | 9,110.40 | 9,110.64 | 36,441.84 |
| Legal fee | | 10.00 | 10.00 | 205.00 | 500.00 | 725.00 | 30.00 | 90.00 | 90.00 | 110.00 | 320.00 |
| Management expenses of the Common Areas | 4 | 20,961.01 | 20,961.01 | 20,961.01 | 20,960.89 | 83,843.92 | 16,568.39 | 16,568.39 | 16,568.39 | 16,568.25 | 66,273.42 |
| Management expenses of the Retained Areas | 5 | 267,664.91 | 267,664.91 | 267,664.91 | 267,664.91 | 1,070,659.64 | 284,061.94 | 284,061.94 | 284,061.94 | 284,061.87 | 1,136,247.69 |
| Management office rental charges | | 9,867.20 | 9,867.20 | 9,867.20 | 9,867.40 | 39,469.00 | 9,537.17 | 9,537.17 | 9,537.17 | 9,537.12 | 38,148.63 |
| Repairs, renewals and maintenance charges of: | | | | | | | | | | | |
| - Drainage, pipes, pumps and electrical | | 177,084.40 | 304,645.40 | 343,226.40 | 219,603.40 | 1,044,559.60 | 274,543.55 | 332,996.05 | 246,706.55 | 263,663.81 | 1,117,909.96 |
| - Fire fighting system | | 7,440.00 | 7,440.00 | 7,800.00 | 7,800.00 | 30,480.00 | 12,209.64 | 12,209.64 | 12,569.64 | 12,569.68 | 49,558.60 |
| - Security/CCTV system | | 82,180.00 | 82,180.00 | 93,940.00 | 93,940.00 | 352,240.00 | 82,180.00 | 82,180.00 | 93,940.00 | 93,940.00 | 352,240.00 |
| - Lifts and escalators | | 4,370.86 | 1,970.86 | 1,970.86 | 5,470.86 | 13,783.44 | 1,500.00 | 1,500.00 | 1,500.00 | 1,500.00 | 6,000.00 |
| - SMATV system | | 5,068.10 | 3,868.10 | 8,355.40 | 8,353.20 | 25,644.80 | 3,394.80 | 3,394.80 | 7,333.20 | 7,330.80 | 21,453.60 |
| - Walkie talkie | | 1,559.38 | 1,559.38 | 1,559.38 | 1,559.38 | 6,237.52 | - | - | - | - | - |
| Sinking fund contributions | 10 | 65,738.93 | 71,760.40 | 78,942.57 | 73,390.06 | 289,831.96 | 64,964.45 | 68,278.61 | 68,517.19 | 69,905.46 | 271,665.71 |
| Staff retirement benefit scheme contributions | | 29,377.49 | 29,377.49 | 29,377.49 | 29,377.44 | 117,509.91 | 26,636.88 | 26,636.88 | 26,636.88 | 26,636.66 | 106,547.30 |
| Staff salaries and allowances | | 641,127.25 | 641,127.25 | 641,127.25 | 641,127.05 | 2,564,508.80 | 556,058.65 | 556,058.65 | 556,058.65 | 556,058.44 | 2,224,234.39 |
| Sundry expenses | | 21,653.06 | 21,641.90 | 28,794.03 | 30,803.75 | 102,892.74 | 21,551.48 | 21,551.48 | 30,377.78 | 30,377.72 | 103,858.46 |
| Telephone | | 2,856.23 | 2,857.23 | 2,736.78 | 2,737.18 | 11,187.42 | 2,815.85 | 2,815.85 | 2,695.45 | 2,695.25 | 11,022.40 |
| T5 Energy saving | | 15,274.80 | 15,232.80 | 24,378.00 | 24,378.00 | 79,263.60 | 15,274.80 | 15,232.80 | 24,378.00 | 24,378.00 | 79,263.60 |
| Uniform and laundry | | 7,482.15 | 7,482.15 | 7,482.15 | 7,482.15 | 29,928.60 | 4,782.25 | 4,782.25 | 4,782.25 | 4,782.25 | 19,129.00 |
| Bad debts | | - | (34,807.00) | - | 9,348.00 | (25,459.00) | - | 34,807.00 | - | 9,128.00 | 43,935.00 |
| Total expenditure | | 1,734,882.46 | 1,832,547.44 | 2,025,362.30 | 1,912,555.08 | 7,505,347.28 | 1,729,848.00 | 1,837,566.62 | 1,808,008.34 | 1,847,677.97 | 7,223,100.93 |
| Surplus/ (Deficit) for the year | | 123,603.97 | 25,903.99 | (108,656.97) | 4,116.49 | 44,967.48 | 25,563.93 | (82,154.69) | 63,423.59 | 40,896.50 | 47,729.33 |
| Further contributed by owners | | - | - | - | - | - | 65,375.40 | 67,236.50 | 64,239.40 | 73,590.60 | 270,441.90 |
| Surplus/ (Deficit) brought forward | | 477,233.20 | 236,470.82 | 1,122,376.29 | 920,386.80 | 2,756,467.11 | 386,293.87 | 251,389.01 | 994,713.30 | 805,899.70 | 2,438,295.88 |
| Surplus carried forward | | 600,837.17 | 262,374.81 | 1,013,719.32 | 924,503.29 | 2,801,434.59 | 477,233.20 | 236,470.82 | 1,122,376.29 | 920,386.80 | 2,756,467.11 |

BELAIR GARDENS
MANAGED BY BELAIR GARDEN MANAGEMENT COMPANY LIMITED
STATEMENT OF FINANCIAL POSITION AT 31 DECEMBER 2017

| | <u>Notes</u> | 2017 HK\$ | 2016 HK\$ |
|---|--------------|---------------|---------------|
| NON CURRENT ASSETS | | | |
| Property, plant and equipment | 6 | 614,053.69 | 558,287.48 |
| Public utility deposits outward | | 650,225.00 | 650,225.00 |
| | | 1,264,278.69 | 1,208,512.48 |
| CURRENT ASSETS | | | |
| Accounts receivable | | 4,776.60 | 6,796.10 |
| Fire system works (car park) receivables | | - | 50,400.00 |
| MF deficit receivable 2015 - car park | | - | 213,600.00 |
| Inventories of garbage bags and electricals | | 37,188.90 | 42,583.50 |
| Management fee income receivables | 7 | 1,162,613.00 | 1,539,949.00 |
| Cash and cash equivalents | 8 | 31,399,835.96 | 27,188,931.95 |
| | | 32,604,414.46 | 29,042,260.55 |
| CURRENT LIABILITIES | | | |
| Accrued expenses | | 1,543,720.00 | 1,552,569.20 |
| Amount due to the Building Manager | | 136,089.21 | 68,564.77 |
| Decoration and water deposits received | | 814,600.00 | 768,600.00 |
| Debris removal deposits received | | 289,500.00 | 231,000.00 |
| Management fee income received in advance | | 277,803.00 | 194,907.00 |
| Provision for property tax | | 234,600.00 | 213,936.00 |
| Telecom station licence fee deposits received | | 106,400.00 | 106,400.00 |
| | | 3,402,712.21 | 3,135,976.97 |
| NET CURRENT ASSETS | | 29,201,702.25 | 25,906,283.58 |
| TOTAL ASSETS LESS CURRENT LIABILITIES | | 30,465,980.94 | 27,114,796.06 |
| NON-CURRENT LIABILITIES | | | |
| Management fee deposits received | | 4,874,473.98 | 4,783,125.98 |
| Public utility deposits received | | 660,780.74 | 657,580.74 |
| | | 5,535,254.72 | 5,440,706.72 |
| NET ASSETS | | 24,930,726.22 | 21,674,089.34 |
| OWNERS' FUNDS | | | |
| Accumulated (deficit)/ surplus | 9 | 6,129,163.12 | 4,609,020.75 |
| Sinking fund | 10 | 18,801,563.10 | 17,065,068.59 |
| | | 24,930,726.22 | 21,674,089.34 |

Approved by the Building Manager on

- 2 MAY 2018

For and on behalf of
 BELAIR GARDEN MANAGEMENT COMPANY LIMITED
 富豪花園管理有限公司

.....
 Authorized Signature(s)

The accompanying Accounting Policies and Explanatory Notes form an integral part of, and should be read in conjunction with, these financial statements.

BELAIR GARDENS
MANAGED BY BELAIR GARDEN MANAGEMENT COMPANY LIMITED
STATEMENT OF CHANGES IN OWNERS' FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2017

| | Notes | Accumulated surplus HK\$ | Sinking fund HK\$ | Total HK\$ |
|------------------------------|-------|--------------------------------|-------------------------|----------------------|
| Balance at 31 December 2015 | | 1,435,469.34 | 16,180,572.61 | 17,616,041.95 |
| Contribution to sinking fund | 10 | - | 884,495.98 | 884,495.98 |
| Surplus for the year | 9 | 3,173,551.41 | - | 3,173,551.41 |
| <hr/> | | | | |
| Balance at 31 December 2016 | | 4,609,020.75 | 17,065,068.59 | 21,674,089.34 |
| Contribution to sinking fund | 10 | - | 1,736,494.51 | 1,736,494.51 |
| Surplus for the year | 9 | 1,520,142.37 | - | 1,520,142.37 |
| <hr/> | | | | |
| Balance at 31 December 2017 | | <u>6,129,163.12</u> | <u>18,801,563.10</u> | <u>24,930,726.22</u> |

The accompanying Accounting Policies and Explanatory Notes form an integral part of, and should be read in conjunction with, these financial statements.

III. SINKING FUND (CONT'D)

| | Balance brought forward HK\$ | Contributions for the year HK\$ | Balance carried forward HK\$ |
|-------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| At 31 December 2016: | | | |
| Domestic Units | | | |
| - Block A | 876,760.33 | 70,666.85 | 947,427.18 |
| - Block B | 847,345.22 | 70,611.23 | 917,956.45 |
| - Block C | 856,935.49 | 73,560.63 | 930,496.12 |
| - Block D | 855,790.04 | 68,026.78 | 923,816.82 |
| - Block E | 824,755.73 | 72,364.21 | 897,119.94 |
| - Block F | 843,693.50 | 66,520.88 | 910,214.38 |
| - Block G | 806,447.91 | 67,224.30 | 873,672.21 |
| - Block H | 831,464.76 | 74,907.15 | 906,371.91 |
| - Block I | 861,601.43 | 69,168.35 | 930,769.78 |
| - Block J | 873,491.09 | 69,464.25 | 942,955.34 |
| - Block K | 761,721.84 | 64,964.45 | 826,686.29 |
| - Block L | 775,093.92 | 68,278.61 | 843,372.53 |
| - Block M | 850,496.76 | 68,517.19 | 919,013.95 |
| - Block N | 869,083.90 | 69,905.46 | 938,989.36 |
| | <u>11,734,681.92</u> | <u>974,180.34</u> | <u>12,708,862.26</u> |
| Car Parks | 803,684.49 | 240,658.63 | |
| Less Fire Service Works | | (803,684.49) | 240,658.63 |
| The Common Areas | 1,394,621.13 | 105,561.47 | 1,500,182.60 |
| The Retained Areas | 1,699,157.34 | 155,870.91 | 1,855,028.25 |
| Commercial Complex | 548,427.73 | 211,909.12 | 760,336.85 |
| | <u>16,180,572.61</u> | <u>884,495.98</u> | <u>17,065,068.59</u> |

III. RELATED PARTY TRANSACTIONS

The Building had the following significant related transactions with its related parties during the year:

| | 2017 HK\$ | 2016 HK\$ |
|--|-------------------|------------------|
| Commercial management fee income received from Yick Fung Estates Limited | 5,540,532.00 | 5,408,616.00 |
| Carpark management fee income received from: | | |
| - Yick Fung Estates Limited | 392,496.00 | 356,616.00 |
| - Shui Hing Investment Company Limited | 15,096.00 | 13,716.00 |
| Secretarial and accounting fee paid to Chinachem Agencies Limited | 189,600.00 | 189,600.00 |
| Purchase of garbage bags from Global Cheer Company Limited | 160,650.00 | 144,900.00 |
| Air conditioning system maintenance fee paid to: | | |
| - Wylie Maintenance And Services Limited | 599,203.00 | 400,530.00 |
| Rent of management office paid to Chinachem Agencies Limited | 414,405.00 | 409,231.33 |
| Remuneration paid to Belair Garden Management Company Limited | 1,736,494.51 | 1,668,180.47 |
| Contribution due to / (from) Belair Garden Management Company Limited | <u>136,089.21</u> | <u>68,564.77</u> |