富榮花園
CHARMING GARDEN

其士富居物業管理有限公司 物業管理業監管局牌照號碼：C-360154
CHEVALIER PROPERTY MANAGEMENT LIMITED PMSA Licence No.: C-360154
九龍旺角西海庭道十六號富榮花園第五座平台管理處 電話：(852) 2175 9900 傳真：(852) 2175 9100 網址：http://www.chevalierpropmgt.com.hk
MANAGEMENT OFFICE, PODIUM FLOOR, BLOCK 5, CHARMING GARDEN, 16 HOI TING ROAD, MONGKOK WEST, KOWLOON.
TEL: (852) 2175 9900 FAX: (852) 2175 9100 WEB SITE: http://www.chevalierpropmgt.com.hk

富榮花園收支結算表
Charming Garden Income & Expenditure Account
(Estate)
中二零二五年八月一日至八月三十一日
For the Month Ended 31 August 2025

			HK$
收入		**INCOME**	
	管理費	Management Fee	3,602,860.00
	定期存款利息	Fixed Deposit Interest	144.39
	其他利息	Other Interest Income	0.00
	雜項 #	Sundry Income	70,064.00
	許可證費	Licence Fee	6,000.00
	總收入	**TOTAL REVENUE**	3,679,068.39
支出		**EXPENSES**	
	核數費	Audit Fee	0.00
	銀行手續費	Bank Charges	3,701.75
	大廈改善項目	Building Improvement Items	0.00
	清潔費	Cleaning Charges	673,695.00
	通訊費及郵費	Communication And Postage	6,298.00
	折舊支出	Depreciation	4,015.10
	電力費用	Electricity Charges	200,274.00
	節日裝飾	Festival Decoration	0.00
	保險費	Insurance	42,246.00
	律師費	Legal Charges	4,655.30
	冷氣系統保養	Maintenance - Air-Conditioning System	0.00
	公共天線保養	Maintenance - CABD	5,310.00
	渠務保養	Maintenance - Drainage System	20,400.00
	電器裝置保養	Maintenance - Electrical Installation	5,400.00
	消防系統保養	Maintenance - Fire-Fighting Equipment	9,740.00
	電梯保養	Maintenance - Lift	164,505.00
	供水系統保養	Maintenance - Pump & Water Supply System	180,260.00
	雜項保養	Maintenance - Sundry	79,556.00
	代理費	Manager's Remuneration	93,400.00
	園藝保養	Planting - Contract & Others	37,000.00
	文具及印刷	Printing & Stationery	3,983.80
	招聘費用	Recruitment Fee	0.00
	警衛費用	Security Charges	1,536,185.00
	員工薪津	Staff Expenses	594,473.80
	雜項開支	Sundry Expenses	92,151.30
	制服	Uniform	0.00
	水務費用	Water Charges	0.00
	總支出	TOTAL EXPENSES	3,757,250.05
盈餘／（赤字）		NET SURPLUS/(DEFICIT)	**(78,181.66)**
儲備金		CONTINGENCY	**0.00**
上期盈餘／(赤字)		SURPLUS/(DEFICIT) B/F	**(16,387,183.25)**
本期盈餘／(赤字)		SURPLUS/(DEFICIT) C/F	**(16,465,364.91)** *

* 上述赤字包括第五屆管委會經業主大會議決維修天橋、翻新球場及公眾洗手間，
總金額$11,183,200.00 (已支付)

雜項收入包括「保就業計劃」由其士富居每月回饋予屋苑$40,000
(由2021年1月起分18期，合共$720,000.00)

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富榮花園 <住宅> 收支結算表
Charming Garden Income & Expenditure Account
(Residential)
由二零二五年八月一日至八月三十一日
For the Month Ended 31 August 2025

收入	**INCOME**	**HK$**
住宅管理費	Management Fee of Residential	3,214,554.00
定期存款利息	Fixed Deposit Interst	0.00
其他利息	Other Interest Income	0.00
雜項	Sundry Income	39,254.00
許可證費	Licence Fee	0.00
總收入	**TOTAL REVENUE**	3,253,808.00
支出	**EXPENSES**	
大廈改善項目	Building Improvement Items	0.00
清潔費	Cleaning Charges	460,560.00
通訊費及郵費	Communication And Postage	2,142.00
折舊支出	Depreciation	758.11
電力費用	Electricity Charges	150,632.00
節日裝飾	Festival Decoration	0.00
律師費	Legal Charges	90.00
冷氣系統保養	Maintenance - Air-Conditioning System	0.00
公共天線保養	Maintenance - CABD	5,045.00
渠務保養	Maintenance - Drainage System	16,600.00
電器裝置保養	Maintenance - Electrical Installation	5,400.00
消防系統保養	Maintenance - Fire-Fighting Equipment	3,000.00
電梯保養	Maintenance - Lift	153,540.00
供水系統保養	Maintenance - Pump & Water Supply System	179,660.00
雜項保養	Maintenance - Sundry	22,700.00
代理費	Manager's Remuneration	82,899.00
園藝保養	Plating - Contract & Others	0.00
文具及印刷	Printing & Stationery	0.00
招聘費用	Recruitment Fee	0.00
警衛費用	Security Charges	859,356.00
員工薪津	Staff Expenses	0.00
雜項開支	Sundry Expenses	87,681.00
制服	Uniform	0.00
水務費用	Water Charges	0.00
公眾地方分數支出	Net Share of Common Expenses	1,273,794.16
總支出	TOTAL EXPENSES	3,303,857.27
盈餘／（赤字）	NET SURPLUS/(DEFICIT)	**(50,049.27)**
儲備金	CONTINGENCY	**0.00**
上期盈餘／(赤字)	SURPLUS/(DEFICIT) B/F	**(18,077,615.44)**
本期盈餘／(赤字)	SURPLUS/(DEFICIT) C/F	**(18,127,664.71)**

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富榮花園 <停車場> 收支結算表
Charming Garden Income & Expenditure Account
(Carpark)
由二零二五年八月一日至八月三十一日
For the Month Ended 31 August 2025

收入	**INCOME**	**HK$**
管理費	Management Fee	246,522.00
定期存款利息	Fixed Deposit Interst	0.00
其他利息	Other Interest Income	0.00
雜項	Sundry Income	520.00
許可證費	Licence Fee	0.00
總收入	**TOTAL REVENUE**	247,042.00
支出	**EXPENSES**	
大廈改善項目	Building Improvement Items	0.00
清潔費	Cleaning Charges	25,700.00
折舊支出	Depreciation	357.14
電力費用	Electricity Charges	22,343.00
節日裝飾	Festival Decoration	0.00
律師費	Legal Charges	3,500.00
公共天線保養	Maintenance - CABD	99.00
渠務保養	Maintenance - Drainage System	0.00
電器裝置保養	Maintenance - Electrical Installation	0.00
消防系統保養	Maintenance - Fire-Fighting Equipment	2,000.00
電梯保養	Maintenance - Lift	10,965.00
供水系統保養	Maintenance - Pump & Water Supply System	600.00
雜項保養	Maintenance - Sundry	5,800.00
代理費	Manager's Remuneration	5,937.00
警衛費用	Security Charges	71,613.00
雜項開支	Sundry Expenses	0.00
制服	Uniform	0.00
水務費用	Water Charges	0.00
公眾地方分數支出	Net Share of Common Expenses	97,675.69
總支出	TOTAL EXPENSES	246,589.83
盈餘／（赤字）	NET SURPLUS/(DEFICIT)	452.17
儲備金	CONTINGENCY	0.00
上期盈餘／(赤字)	SURPLUS/(DEFICIT) B/F	827,086.42
本期盈餘／(赤字)	SURPLUS/(DEFICIT) C/F	827,538.59

富榮花園 CHARMING GARDEN

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富榮花園 <商場> 收支結算表
Charming Garden Income & Expenditure Account
(Shop)
由二零二五年八月一日至八月三十一日
For the Month Ended 31 August 2025

			HK$
收入		**INCOME**	
	商場管理	Management Fee of Shop	131,820.00
	雜項	Sundry Income	0.00
	許可證費	Licence Fee	6,000.00
	總收入	**TOTAL REVENUE**	137,820.00
支出		**EXPENSES**	
	大廈改善項目	Building Improvement Items	0.00
	清潔費	Cleaning Charges	33,900.00
	折舊支出	Depreciation	27.50
	電力費用	Electricity Charges	1,610.00
	公共天線保養	Maintenance - CABD	0.00
	渠務保養	Maintenance - Drainage System	3,800.00
	電器裝置保養	Maintenance - Electrical Installation	0.00
	消防系統保養	Maintenance - Fire-Fighting Equipment	2,000.00
	電梯保養	Maintenance - Lift	0.00
	供水系統保養	Maintenance - Pump & Water Supply System	0.00
	雜項保養	Maintenance - Sundry	7,000.00
	代理費	Manager's Remuneration	4,331.00
	招聘費用	Recruitment Fee	0.00
	警衛費用	Security Charges	47,742.00
	雜項開支	Sundry Expenses	0.00
	水務費用	Water Charges	0.00
	公眾地方分數支出	Net Share of Common Expenses	54,996.28
	總支出	TOTAL EXPENSES	155,406.78
盈餘／（赤字）		NET SURPLUS/(DEFICIT)	**(17,586.78)**
儲備金		CONTINGENCY	**0.00**
上期盈餘／(赤字)		SURPLUS/(DEFICIT) B/F	**226,004.12**
本期盈餘／(赤字)		SURPLUS/(DEFICIT) C/F	**208,417.34**

富榮花園 <幼稚園> 收支結算表
Charming Garden Income & Expenditure Account
(Kindergarten)
由二零二五年八月一日至八月三十一日
For the Month Ended 31 August 2025

			HK$
收入		**INCOME**	
	幼稚園管理費	Management Fee of Kindergarten	9,964.00
	總收入	**TOTAL REVENUE**	9,964.00
支出		**EXPENSES**	
	清潔費	Cleaning Charges	0.00
	通訊費及郵費	Communication And Postage	0.00
	冷氣系統保養	Maintenance - Air-Conditioning System	0.00
	電器裝置保養	Maintenance - Electrical Installation	0.00
	消防系統保養	Maintenance - Fire-Fighting Equipment	1,000.00
	雜項保養	Maintenance - Sundry	14,000.00
	代理費	Manager's Remuneration	233.00
	公眾地方分數支出	Net Share of Common Expenses	5,728.78
	總支出	TOTAL EXPENSES	20,961.78
盈餘／（赤字）		NET SURPLUS/(DEFICIT)	**(10,997.78)**
儲備金		CONTINGENCY	0.00
上期盈餘／(赤字)		SURPLUS/(DEFICIT) B/F	637,341.65
本期盈餘／(赤字)		SURPLUS/(DEFICIT) C/F	626,343.87

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富榮花園 <公眾地方> 收支結算表
Charming Garden Income & Expenditure Account
(Common Area)
由二零二五年八月一日至八月三十一日
For the Month Ended 31 August 2025

收入	**INCOME**	**HK$**
管理費	Management Fee	0.00
定期存款利息	Fixed Deposit Interst	144.39
其他利息	Other Interest Income	0.00
雜項	Sundry Income	30,290.00
許可證費	Licence Fee	0.00
總收入	**TOTAL REVENUE**	30,434.39
支出	**EXPENSES**	
核數費	Audit Fee	0.00
銀行手續費	Bank Charges	3,701.75
大廈改善項目	Building Improvement Items	0.00
清潔費	Cleaning Charges	153,535.00
通訊費及郵費	Communication And Postage	4,156.00
折舊支出	Depreciation	2,872.35
電力費用	Electricity Charges	25,689.00
節日裝飾	Festival Decoration	0.00
保險費	Insurance	42,246.00
律師費	Legal Charges	1,065.30
冷氣系統保養	Maintenance - Air-Conditioning System	0.00
公共天線保養	Maintenance - CABD	166.00
渠務保養	Maintenance - Drainage System	0.00
電器裝置保養	Maintenance - Electrical Installation	0.00
消防系統保養	Maintenance - Fire-Fighting Equipment	1,740.00
電梯保養	Maintenance - Lift	0.00
供水系統保養	Maintenance - Pump & Water Supply System	0.00
雜項保養	Maintenance - Sundry	30,056.00
代理費	Manager's Remuneration	0.00
園藝保養	Planting - Contract & Others	37,000.00
文具及印刷	Printing & Stationery	3,983.80
招聘費用	Recruitment Fee	0.00
警衛費用	Security Charges	557,474.00
員工薪津	Staff Expenses	594,473.80
雜項開支	Sundry Expenses	4,470.30
制服	Uniform	0.00
水務費用	Water Charges	0.00
總支出	Total Expenses	1,462,629.30
公眾地方支出分數淨值	**Net Share of Common Expenses**	**(1,432,194.91)**
- 住宅	- Residential	1,273,794.16
- 商場	- Shop	54,996.28
- 幼稚園	- Kindergarten	5,728.78
- 停車場	- Carpark	97,675.69

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富榮花園資產負債表
Charming Garden Balance Sheet Account
截至二零二五年八月三十一日止
As at 31 August 2025

		HK$
管理處及屋苑固定資產	MANAGEMENT OFFICE & ESTATE FIXED ASSETS	283,382.79
流動資產	CURRENT ASSETS	0.00
應數賬款	Account Receivable	0.00
應收管理費	Management Fee Receivable	819,317.00
應收保險賠償	Account Receivable - Insurance Claim	0.00
暫付款項	Temporary Payment	340,000.00
預付費用	Prepaid Expenses	372,104.00
已付按金	Deposits Paid	1,267,100.00
定期存款-中國銀行	Fixed Deposits - Bank of China (Deposit Received)	14,287,542.33
定期存款-中國銀行	Fixed Deposits - Bank of China (Operaion Fund)	0.00
往來戶口-中國銀行	Cash in Bank - (HKD) - BOC	33,946.00
儲蓄戶口-中國銀行	Cash in Bank - (HKD) - BOC S/A	910,907.14
儲蓄戶口-中國銀行(法團)	Cash in Bank - (HKD) - BOC S/A I.O	7.46
往來戶口-滙豐銀行	Cash in Bank - HSBC	100,642.39
儲蓄戶口-滙豐銀行	Cash in Bank - HSBC S/A	25,514.70
往來戶口-上商銀行	Cash in Bank - SCB	101,891.75
儲蓄戶口-上商銀行	Cash in Bank - SCB S/A	427,868.07
在途資金	Cash in Transit	46,478.00
零用現金	Cash in Hand - Estate Management	23,813.70
		18,757,132.54
流動負債	CURRENT LIABILITIES	
暫收款項	Temporary Receipts	18,540.00
應付賬款	Accounts Payable	5,224,622.40
應付費用	Accruals	447,838.50
已收裝修按金	Decoration Deposits Received	26,000.00
預收管理費	Income Rec'd in Advance - MGT FEE	306,674.00
已收業主按金	Customer Deposit Received	72,000.00
撥備年終獎勵	Provision For Year End Pay	253,785.00
		6,349,459.90
淨流動資產/負債	NET CURRENT ASSETS/(LIABILITIES)	12,407,672.64
淨資產/負債	TOTAL NET ASSETS/(LIABILITIES)	12,691,055.43
累積基金	ACCUMULATED FUNDS	
累積盈餘/虧損	Accumulated Surplus/(Deficit) b/f	(16,374,259.69)
期間盈餘/虧損	Surplus/(Deficit) for the period	(91,105.22)
		(16,465,364.91)
大廈管理基金	BUILDING MANAGEMENT FUND	
大廈管理基金	Management Fund *	1,954,000.00
累積應急基金	Accumulated Contingency Fund	18,225,721.34
		20,179,721.34
已收按金	DEPOSITS RECEIVED	0.00
管理費按金	Management Fee Deposits	7,777,977.00
公共水電錶按金	Public Meter Deposits	1,198,722.00
		8,976,699.00
		12,691,055.43

*根據大廈公契，緊急維修基金在缺陷責任期屆滿後，撥入大廈管理基金
(D.M.C. 5.3.1 The Manager shall deposit the Emergency Repairs Fund established by the Registered Owner (being a non-refundable sum of HK$500.00 for each Residential Unit) into a separate interest-bearing account only for the payment of the costs of the works or repairs, amendments, reconstructions and rectifications as may be required in writing by the Monitoring Surveyor during the Defects Liability Period. Upon the expiry of the Defects Liability Period or upon completion of all the said works or repairs, amendments, reconstructions and rectifications (if any) outstanding at the expiry of the Defects Liability Period (whichever is the later) the balance (if any) standing to the credit of the Emergency Repairs Fund shall be paid into the Management Fund and forms part thereof.