

CORNERSTONE ASSOCIATION LIMITED 房角石協會有限公司
(LIMITED BY GUARANTEE) (無股本的擔保有限公司)

AUDITORS' REPORT 核數師報告

AND FINANCIAL STATEMENTS 及財政報表

FOR THE YEAR ENDED 31ST DECEMBER, 2019
截至二零一九年十二月三十一日止

李石趙許會計師樓

LEE, SEK, CHIU & HUI

**CERTIFIED PUBLIC ACCOUNTANTS
HONG KONG**

CORNERSTONE ASSOCIATION LIMITED 房角石協會有限公司
(LIMITED BY GUARANTEE) (無股本的擔保有限公司)

AUDITORS' REPORT 核數師報告

AND FINANCIAL STATEMENTS 及財政報表

FOR THE YEAR ENDED 31ST DECEMBER, 2019
截至二零一九年十二月三十一日止

CONTENTS

	<u>PAGES</u>
REPORT OF THE DIRECTORS 董事報告書	1 – 2
AUDITOR'S REPORT 核數師報告	3 – 6
FINANCIAL STATEMENTS 財政報表	7 – 19

CORNERSTONE ASSOCIATION LIMITED 房角石協會有限公司
(LIMITED BY GUARANTEE) (無股本的擔保有限公司)

REPORT OF THE DIRECTORS 董事會報告

The directors have pleasure in submitting their annual report together with the audited financial statements for the year ended 31st December, 2019.

董事會欣然提呈截至二零一九年十二月三十一日止之董事報告書及經審核之財政報表。

PRINCIPAL PLACE OF BUSINESS 主要營業地點

Cornerstone Association Limited (the "Association") is a company incorporated and domiciled in Hong Kong and has its registered office at Room 504, Austin Tower, 22-26A Austin Ave., Tsim Sha Tsui, Kowloon.

房角石協會有限公司("本協會")是香港特別行政區成立的有限責任的法人企業，本協會註冊地址位於九龍尖沙咀柯士甸路22-26號好兆年行504室。

PRINCIPAL ACTIVITIES 主要業務

The Association is incorporated to promote the extension of the Christian religion throughout Hong Kong and elsewhere in accordance with the Doctrinal Basis of the Christian & Missionary Alliance and to carry out community services for religious and benevolent purposes. The principal activity of its subsidiary is set out in note 7 to the consolidated financial statements.

本協會主要業務為遵循基督教宣道會之教義，在香港及其他地方宣揚基督教信仰及為此信仰與 慈善目的實踐社會服務。本協會的附屬公司的主要業務於綜合財務報表附註 7 詳列。

FINANCIAL STATEMENTS 財務報告

The results of the Group for the year ended 31st December, 2019 and the state of the Group's affairs at that date are set out in the attached financial statements.

本協會截至二零一九年十二月三十一日年度止期間之業績及財務狀況詳情載於財務報表內。

FIXED ASSETS 固定資產

Movements in fixed assets of the Group during the year are set out in notes 8 and 9 to the consolidated financial statements.

本集團於本年度有關固定資產之變動列載於綜合財務報表附註 8 及 9。

DIRECTORS 董事

The directors of the Association during the year and up to the date of report were:-

由本年度至本年報刊發之日期，本協會董事會之成員如下：-

But Tak Fu 畢德富

Chan Yu Kow 陳茹九

Chow Tak Kun 鄒德根

Chow Wai Keung 周偉強 (Appointed on 委任於 31/5/2019)

Chung Sheung Kam 鍾尚甘

Chung Woon Cheung 鍾煥璋

Kan Yiu Tong 簡耀堂

Phang Chew Fun 彭秋芬 (Resigned on 辭任於 31/5/2019)

Poon Kwok Yin 潘國賢

Poon Tat Man 潘達文 (Resigned on 辭任於 31/5/2019)

Tong Chung Lin 湯頌年

Yeung Kwan Mo 楊君武

Yuen Shing Kwok 阮成國

Yick Kar Lim 易嘉濂

Wang Reng Fu Douglas 王初福

Wong Ka Fai 黃家輝 (Appointed on 委任於 31/5/2019)

In accordance with Article 43 of the Company's Articles of Association, all directors, after two years term of office, shall retire and being eligible, offer themselves for re-election.

根據本協會之組織章程第四十三條，所有董事任期二年後須遵章告退，符合資格者可候選連任。

CORNERSTONE ASSOCIATION LIMITED 房角石協會有限公司
(LIMITED BY GUARANTEE) (無股本的擔保有限公司)

REPORT OF THE DIRECTORS 董事會報告

DIRECTORS' INTERESTS 董事合約權益

No contracts of significance to which the Association was a party and in which the directors of the Association had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.
本協會、和其附屬企業在本財政年度內或於本財政年度終結時並無任何安排，使協會董事可藉購買其他法人團體股份或債權證而獲得利益。

At no time during the year was the Association a party to any arrangements to enable the directors of the Association to acquire benefits by means of the acquisition of shares in, or debentures of, the Association or any other body corporate.

協會董事認為，本協會、和其附屬企業在本財政年度內所訂立或在本財政年度的任何時間存在而與本協會的業務相關的重大交易、安排或合約，協會董事或幕後董事(如有)並無相當分量的利害關係。

CHARITABLE DONATION 慈善捐款

During the year, the Association made charitable donations totaling HK\$36,500.
本協會在本年內之慈善捐款總額為港幣36,500元。

PERMITTED INDEMNITY PROVISION 獲准許的彌償條文

At no time during the financial year were there any permitted indemnity provisions in force for the benefit of one or more directors of the Association.

在本財政年度，本協會不存在任何有約束力而能使本協會一名或多名董事受惠的獲准許的彌償條文。

BUSINESS REVIEW 業務審視

The Group falls within reporting exemption for the financial year. Accordingly, the Association is exempted from preparing a business review.

本集團就本財政年度屬於獲豁免提交業務審視報告的公司。因此，本協會獲豁免編制業務審視。

EQUITY-LINKED ARRANGEMENTS 股票掛鉤協議

During the financial year, the Group entered into no equity-linked agreement.
本集團年內並無訂立任何股票掛鉤協議。

MANAGEMENT CONTRACTS 管理合約

No contracts concerning the management and administration of the Group was entered into or existed during the year. 本集團期內未訂立或存在任何有關本協會管理及行政的合約。

AUDITORS 核數師

During the year, Messrs. Ng, Suen, Lau C.P.A. Limited resigned as auditor of the Group and Messrs. Lee, Sek, Chiu & Hui, Certified Public Accountants, retire and, being eligible, offer themselves for re-appointment.
吳孫劉會計師事務所有限公司於本年度請辭及本集團委聘李石趙許會計師樓之決議案在將舉行之股東周年大會上提呈。

By Order of the Board 承董事會命



Tong Chung Lin 湯頌年
Chairman 主席

HONG KONG 香港, 25 SEP 2020

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF 獨立核數師報告

CORNERSTONE ASSOCIATION LIMITED 致房角石協會有限公司成員

(Incorporated in Hong Kong with limited liability by guarantee)
(於香港註冊成立的無股本的擔保有限公司)

Opinion

We have audited the consolidated financial statements of Cornerstone Association Limited (the "Association") and its subsidiaries (together with the "Group") set out on pages 7 to 19, which comprise the consolidated statement of financial position as at 31st December, 2019, and the consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the financial statements give a true and fair view of the financial position of the Group as at 31st December, 2019, of its financial performance and its cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standard for Private Entities ("HKFRS for Private Entities") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and have been properly prepared in compliance with the Hong Kong Companies Ordinance.

意見

本核數師(以下簡稱「我們」)已審計載於第7至19頁的房角石協會有限公司(以下簡稱「本協會」)與其附屬公司(以下統稱「本集團」)的綜合財務報表，該等財務報表包括於2019年12月31日的綜合財務狀況表與及截至該日止年度的綜合全面收益表、綜合現金流量表及綜合股東權益變動表，以及財務報表附註，包括主要會計政策概要。

我們認為，該等財務報表已根據私營企業香港財務報告準則真實而中肯地反映本集團於2019年12月31日的財務狀況及本集團截至該日止年度的財務表現及現金流量，及已遵照香港《公司條例》妥為編制。

Basis for opinion

We conducted our audit in accordance with Hong Kong Standards on Auditing ("HKSAAs") issued by the HKICPA. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Group in accordance with the HKICPA's Code of Ethics for Professional Accountant ("the Code"), and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

意見的基礎

我們已根據公會頒布的香港審計準則進行審計。在那些準則下，我們的責任會在本報告中的「核數師就審計財務報表須承擔的責任」一節內詳述。根據公會的專業會計師道德守則(以下簡稱「該守則」)，我們獨立於本集團，並已遵循該守則履行其他道德責任。我們相信，我們所獲得的審計憑證能充足及適當地為我們的意見提供基礎。

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF 獨立核數師報告

CORNERSTONE ASSOCIATION LIMITED 致房角石協會有限公司成員
(Incorporated in Hong Kong with limited liability by guarantee)
(於香港註冊成立的無股本的擔保有限公司)

Information other than the consolidated financial statements and auditor's report thereon

The directors are responsible for the other information. The other information comprises all information included in the directors' report and the consolidated financial statements, but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

其他資料

集團董事須對其他資料承擔責任。其他信息包括董事報告的信息，但不包括綜合財務報表及我們的核數報告。

我們對該等綜合財務報表作出的意見並不包括其他資料。我們也不會對其他資料發表任何形式的核證結論。

就審計該等綜合財務報表而言，我們的責任是閱讀其他資料，並在此過程中，考慮其他資料的內容與該等綜合財務報表或與我們在審計過程中獲得的資料是否存在重大互相抵觸，或除此以外有否其他疑似重大錯誤陳述。基於我們對本核數師報告發出前獲得的其他資料所執行的工作，倘若我們認為其他資料出現重大錯誤陳述，我們須如實報告。我們就此並沒有需要報告的事項。

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF 獨立核數師報告

CORNERSTONE ASSOCIATION LIMITED 致房角石協會有限公司成員

(Incorporated in Hong Kong with limited liability by guarantee)
(於香港註冊成立的無股本的擔保有限公司)

Responsibilities of directors and those charged with Governance for the consolidated financial statements

The directors are responsible for the preparation of financial statements that give a true and fair view in accordance with HKFRS for Private Entities issued by the HKICPA and the Hong Kong Companies Ordinance, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the directors are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

集團董事就綜合財務報表須承擔的責任

集團董事須負責根據私營企業香港財務報告準則及香港《公司條例》編制綜合財務報表，及落實他們認為編制綜合財務報表所必要的內部控制，以使綜合財務報表不存在由於欺詐或錯誤而導致的重大錯誤陳述。

在編制綜合財務報表時，集團董事須負責評估本集團持續經營的能力，並披露與持續經營有關的事項（如適用）。除非集團董事有意將本集團清盤，或停止營運，或除此以外別無其他實際可行的選擇，否則集團董事須採用以持續經營為基礎的會計法。

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF 獨立核數師報告

CORNERSTONE ASSOCIATION LIMITED 致房角石協會有限公司成員
(Incorporated in Hong Kong with limited liability by guarantee)
(於香港註冊成立的無股本的擔保有限公司)

Auditors' responsibilities for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSA's will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the consolidated financial statements is located at HKICPA's website at:-

"<http://www.hkicpa.org.hk/en/standards-and-regulations/standards/auditing-assurance/auditre/>".

This description forms part of our auditor's report.

核數師就審計綜合財務報表須承擔的責任

我們的目的是合理確定該等綜合財務報表整體上不存在由於欺詐或錯誤而導致的重大錯誤陳述，並發出包含我們的意見的核數師報告。合理確定屬高層次的核證，但不能擔保根據香港審計準則進行的審計工作總是能夠偵測到重大錯誤陳述。錯誤陳述可因欺詐或錯誤而造成，若個別或集體的錯誤陳述在合理預期情況下會影響使用者根據綜合財務報表作出的經濟決定時，該等錯誤陳述便被視為重大。

我們就審計綜合財務報表須承擔的責任在公會的網站內加以說明，其網址的超鏈結如下:-

"<http://www.hkicpa.org.hk/en/standards-and-regulations/standards/auditing-assurance/auditre/>".

該說明構成我們的核數師報告的一部分。



Certified Public Accountants
HONG KONG, 25 SEP 2020
李石趙許會計師樓
執業會計師

CORNERSTONE ASSOCIATION LIMITED 房角石協會有限公司
(LIMITED BY GUARANTEE) (無股本的擔保有限公司)
CONSOLIDATED STATEMENT OF OTHER COMPREHENSIVE INCOME
綜合全面收益表
FOR THE YEAR ENDED 31ST DECEMBER, 2019
截至二零一九年十二月三十一日止年度
(Expressed in Hong Kong Dollars 賬項以港幣計算)

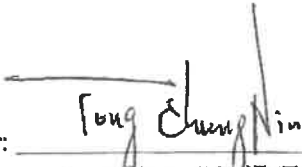
	Note 附註	2019 \$	2018 \$
REVENUE 收入	4	14,603,843	13,550,475
ADMINISTRATIVE EXPENSES 行政支出		(5,429,926)	(5,161,762)
DESIGNATED FUNDS EXPENDITURE 各項基金支出		(12,264,565)	(8,183,976)
(DEFICITS)/SURPLUS FOR THE YEAR 本年度(赤字)/盈餘	5	<u>(3,090,648)</u>	<u>204,737</u>


THE NOTES ON PAGES 12 TO 19 FORM PART OF THESE FINANCIAL STATEMENTS
載於第12至19頁之附註乃財務報表之一部份

CORNERSTONE ASSOCIATION LIMITED 房角石協會有限公司
(LIMITED BY GUARANTEE) (無股本的擔保有限公司)
CONSOLIDATED STATEMENT OF FINANCIAL POSITION 綜合財務狀況表
AS AT 31ST DECEMBER, 2019 於二零一九年十二月三十一日
(Expressed in Hong Kong Dollars 賬項以港幣計算)

	Note 附註	2019 \$	2018 \$
NON-CURRENT ASSETS 非流動資產			
Property, plant and equipment 物業、機器和設備	8	12,138	118,322
Land use rights 土地使用權	9	292,154	301,007
		<u>304,292</u>	<u>419,329</u>
CURRENT ASSETS 流動資產			
Accounts receivables 應收款項		321,758	533,587
Utility and sundry deposits 按金		25,280	27,128
Prepayments 預付款項		33,249	31,960
Bank balances and cash 銀行存款及現金	10	14,252,249	18,014,550
		<u>14,632,536</u>	<u>18,607,225</u>
CURRENT (LIABILITIES) 流動(負債)			
Accounts payables and accruals 應付及應付未付款項		(40,114)	(1,039,192)
		<u>(40,114)</u>	<u>(1,039,192)</u>
NET CURRENT ASSETS 淨流動資產		<u>14,592,422</u>	<u>17,568,033</u>
NET ASSETS 淨資產		<u>14,896,714</u>	<u>17,987,362</u>
RESERVES 儲備			
GENERAL FUND 常費		(3,904,516)	(4,644,296)
DESIGNATED FUNDS 各項基金		17,901,230	21,731,658
MULTI-PURPOSE SERVICE/DEVELOPMENT FUND 綜合服務發展基金		900,000	900,000
TOTAL RESERVES 儲備總額		<u>14,896,714</u>	<u>17,987,362</u>

Approved by the board of directors on 26 SEP 2020
 此財務報表已交董事局審議及通過,並由以下代表簽署

Director: 
 董事: Tong Chung Lin 湯頌年

Director: 
 董事: Yeung Kwan Mo 楊君武

THE NOTES ON PAGES 12 TO 19 FORM PART OF THESE FINANCIAL STATEMENTS
 載於第12至19頁之附註乃財務報表之一部份

CORNERSTONE ASSOCIATION LIMITED 房角石協會有限公司
(LIMITED BY GUARANTEE) (無股本的擔保有限公司)
STATEMENT OF FINANCIAL POSITION 財務狀況表
AS AT 31ST DECEMBER, 2019 於二零一九年十二月三十一日
 (Expressed in Hong Kong Dollars 賬項以港幣計算)

	Note 附註	2019 \$	2018 \$
NON-CURRENT ASSETS 非流動資產			
Property, plant and equipment 物業、機器和設備	8	12,138	118,322
Land use rights 土地使用權	9	292,154	301,007
Interests in subsidiary companies 附屬公司投資	7	100,000	100,000
		<u>404,292</u>	<u>519,329</u>
CURRENT ASSETS 流動資產			
Amount due from a subsidiary company 應收附屬公司款項		200,000	-
Accounts receivables 應收款項		321,758	533,587
Utility and sundry deposits 按金		25,280	27,128
Prepayments 預付款項		33,249	31,960
Bank balances and cash 銀行存款及現金		13,979,365	18,014,550
		<u>14,559,652</u>	<u>18,607,225</u>
CURRENT (LIABILITIES) 流動(負債)			
Amount due to subsidiary company 應付附屬公司款項		-	(100,000)
Accounts payables and accruals 應付及應付未付款項		(30,114)	(1,039,192)
		<u>(30,114)</u>	<u>(1,139,192)</u>
NET CURRENT ASSETS 淨流動資產		<u>14,529,538</u>	<u>17,468,033</u>
NET ASSETS 淨資產		<u>14,933,830</u>	<u>17,987,362</u>
RESERVES 儲備			
GENERAL FUND 常費		(3,867,400)	(4,644,296)
DESIGNATED FUNDS 各項基金		17,901,230	21,731,658
MULTI-PURPOSE SERVICE/DEVELOPMENT FUND 綜合服務發展基金		900,000	900,000
TOTAL RESERVES 儲備總額		<u>14,933,830</u>	<u>17,987,362</u>

Approved by the board of directors on 25 SEP 2020
 此財務報表已交董事局審議及通過,並由以下代表簽署

Director:

董事: Tong Chung Lin 湯頌年

Director:

董事: Yeung Kwan Mo 楊君武

THE NOTES ON PAGES 12 TO 19 FORM PART OF THESE FINANCIAL STATEMENTS

載於第12至19頁之附註乃財務報表之一部份

CORNERSTONE ASSOCIATION LIMITED 房角石協會有限公司
(LIMITED BY GUARANTEE) (無股本的擔保有限公司)
CONSOLIDATED STATEMENT OF CHANGES IN RESERVES AND FUNDS 綜合儲備及基金變動表
FOR THE YEAR ENDED 31ST DECEMBER, 2019 截至二零一九年十二月三十一日止年度
 (Expressed in Hong Kong Dollars 賬項以港幣計算)

	General Fund	Huang-shan fund	Hu-shan fund	Hu-shan fund	Yun-nan fund	Qing-yuan fund	Guang-xi fund	He-bei fund	Si-chuan fund	Qing-hai fund	Gui-zhou fund	Nan-cho fund	Medical fund	Unallocated fund	Multi-purpose service/development fund	Total
	基金	江門基金	湖南基金	湖北基金	雲南基金	清遠基金	廣西基金	河北基金	四川基金	青海基金	貴州基金	南河基金	醫療基金	未分配基金	綜合服務發展基金	總額
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
At 1st January, 2018 於二零一八年一月一日	(3,480,155)	215,802	147,874	(31,132)	734,661	(362,078)	2,293,902	307,902	4,386,776	204,123	(11,919)	-	8,079,592	4,393,180	900,000	17,782,625
Surplus for the year 年度盈餘	204,737	-	-	-	-	-	-	-	-	-	-	-	-	-	-	204,737
Transfer net result of designated funds 轉撥各項基金本年應佔收支	(1,368,875)	(16,222)	138,053	13,765	(365,866)	(16,319)	273,122	-	(339,192)	-	(3,340)	-	(220,291)	1,914,965	-	-
Transfer 轉撥	-	-	29,145	-	-	-	-	-	-	-	10,855	-	(40,000)	-	-	-
At 31st December, 2018 and 1st January, 2019 於二零一八年十二月三十一日及 二零一九年一月一日	(4,644,296)	203,580	315,072	(17,367)	368,795	(378,397)	2,567,224	307,902	4,047,584	204,123	(4,404)	-	7,809,401	6,308,145	900,000	17,987,562
(Deficit) for the year 年度(赤字)	(3,090,648)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(3,090,648)
Transfer net result of designated funds 轉撥各項基金本年應佔收支	3,830,428	4,238	(6,554)	(725)	(34,014)	18,252	49,800	-	(136,228)	-	(11,047)	(5,440,618)	1,140,558	585,910	-	-
Transfer 轉撥	-	-	(8,779)	-	-	-	-	-	(3,000,000)	-	8,779	8,451,724	(5,000,000)	(451,724)	-	-
At 31st December, 2019 於二零一九年十二月三十一日	(3,904,516)	207,818	299,739	(18,092)	334,781	(360,145)	2,617,024	307,902	911,356	204,123	(6,672)	3,011,106	3,949,959	6,442,331	900,000	14,896,714

THE NOTES ON PAGES 12 TO 19 FORM PART OF THESE FINANCIAL STATEMENTS
 附於第12至19頁之附註乃財務報表之一部份

CORNERSTONE ASSOCIATION LIMITED 房角石協會有限公司
(LIMITED BY GUARANTEE) (無股本的擔保有限公司)
CONSOLIDATED STATEMENT OF CASH FLOWS 綜合現金流量表
FOR THE YEAR ENDED 31ST DECEMBER, 2019
截至二零一九年十二月三十一日止年度
(Expressed in Hong Kong Dollars 賬項以港幣計算)

	2019 \$	2018 \$
Cash inflow from operating activities 經營活動現金流入 (1)		
(Deficit)/Surplus during the year 本年度(赤字)/盈餘	(3,090,648)	204,737
Adjustments for 調整:		
Bank interest received 銀行利息收入	135,783	(64,188)
Amortisation 攤銷	8,853	8,853
Depreciation 折舊	106,184	106,184
Operating (deficits)/surplus before working capital changes 經運資金變動前經營(赤字)/盈餘	(2,839,828)	255,586
Decrease/(Increase) in accounts receivable 應收款項減少/(增加)	211,829	(351,075)
Decrease/(Increase) in utility and sundry deposits 按金減少/(增加)	1,848	(8,051)
(Increase)/Decrease in prepayments 預付款項(增加)/減少	(1,289)	8,069
(Decrease)/Increase in accounts payable and accruals 應付及應付未付款項(減少)/增加	(999,078)	943,143
Cash generated from operations 營運所(運用)/流入的現金	(3,626,518)	847,672
Bank interest received 銀行利息收入	(135,783)	64,188
Net cash (used in)/generated from operating activities 淨營運業務所(運用)/流入的現金	(3,762,301)	911,860
Cash flows from investing activities 投資業務的現金流量 (2)		
Acquired of property, plant and equipment 購買物業、機器和設備	-	(5,498)
Net cash (used to) investing activities 投資業務所(運用)的現金	-	(5,498)
Net (decrease) in cash and cash equivalents (1+2) 現金及現金等值物增加淨額 (1+2)	(3,762,301)	906,362
Cash and cash equivalents at the beginning of the year 年初現金及現金等值物	18,014,550	17,108,188
Cash and cash equivalents at the end of the year (Note A) 年終現金及現金等值物 (Note A)	14,252,249	18,014,550

Cash and cash equivalents 現金及現金等值物

Cash and cash equivalents consist of cash on hand and balances with banks. Cash and cash equivalents included in the statement of cash flows comprise the following reporting amounts: 現金及銀行結存包含流動資金和銀行結存。現金流量報表的現金及銀行結存包含在財務報表中以下的項目:

Cash and cash equivalents 現金及現金等值物		
Cash at bank and in hand 銀行結存	14,252,249	18,014,550

CORNERSTONE ASSOCIATION LIMITED 房角石協會有限公司

NOTES TO THE FINANCIAL STATEMENTS 財務報表附註

(Expressed in Hong Kong Dollars) (以港元計算)

1. GENERAL INFORMATION 一般資料

The Association was incorporated under the Hong Kong Companies Ordinance on 6th September, 1994 as a company limited by guarantee and not having a share capital. The registered address of the Association is Room 504, Austin Tower, 22-26A Austin Avenue, Tsim Sha Tsui, Kowloon, Hong Kong. The liability of each member is limited to the extent of HK\$20.

本協會根據香港公司條例於一九九四年九月六日註冊成立為一間無股本的擔保有限公司。本協會註冊地址位於香港九龍尖沙咀柯士甸路22-26A 號好兆年行 504室。每一位成員的負債上限最高為港幣二十元。

The principal activity of the Association is to promote the extension of the Christian religion throughout Hong Kong the elsewhere in accordance with the Doctrinal Basis of the Christian & Missionary Alliance and to carry out community services for religious and benevolent purposes. The principal activity of its subsidiary is set out in note 7 to the consolidated financial statements. 本協會主要業務為遵循基督教宣道會之教義，在香港及其他地方宣揚基督教信仰及為此信仰與慈善目的實踐社會服務。本協會的附屬公司的主要業務於綜合財務報表附註7 詳列。

2. BASIS OF PREPARATION AND ACCOUNTING POLICIES 主要編制基礎和會計政策

Statement of compliance 遵例聲明

These consolidated financial statements have been prepared in accordance with Hong Kong Financial Reporting Standard for Private Entities (HKFRS for PE) issued by the Hong Kong Institute of Certified Public Accountants and the requirements of the Hong Kong Companies Ordinance.

本集團的綜合財務報表根據由香港會計師公會所頒布《私營企業香港財務報告準則》及《公司條例》的條規編制。該等財務報表按歷史成本常規之計量基礎編制。

Consolidation 綜合帳目

Subsidiaries are all entities (including special purpose entities) over which the Group has the power to govern the financial and operating policies generally, but not essentially, accompanying a shareholding of more than one half of the voting rights. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Group controls another entity.

附屬公司指本集團有權管控其財政及經營政策的所有實體(包括特殊目的實體)，一般，但不一定，附帶超過半數投票權的股權。在評定本集團是否控制另一實體時，目前可行使或可兌換的潛在投票權的存在及影響均予考慮。

Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date that control ceases.

附屬公司自控制權轉移至本集團之日起全面合併入賬。附屬公司自控制權終止之日起停止合併入賬。

Intergroup transactions, balances, income and expenses on transactions between group companies are eliminated. Profits and losses resulting from intercompany transactions that are recognized in assets are also eliminated. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

集團內公司間的交易、結餘及交易收支予以對銷。於資產內確認來自集團內公司間交易的損益亦予以對銷。附屬公司的會計政策已按需要作出改變，以確保與本集團採用的政策符合一致。

CORNERSTONE ASSOCIATION LIMITED 房角石協會有限公司

NOTES TO THE FINANCIAL STATEMENTS 財務報表附註

(Expressed in Hong Kong Dollars) (以港元計算)

2. BASIS OF PREPARATION AND ACCOUNTING POLICIES (CONT') 主要編制基礎和會計政策 (續)

Consolidation 綜合帳目 (續)

Non-controlling interests in the net assets of consolidated subsidiaries are presented separately from the Group's equity therein. Non-controlling interests in the net assets consist of the amount of those interests at the date of the original business combination and the minority's share of changes in equity since the date of the combination.

於綜合附屬公司資產淨值之非控股股東權益與本集團於其之權益分別呈列。於資產淨值之非控股股東權益包括於原有業務合併日期之該等權益金額，以及自合併日期以來之少數股東所佔之權益變動。

Where a group entity transacts with an associate of the Group, unrealised profits and losses are eliminated to the extent of the Group's interest in the relevant associate.

倘集團實體與本集團之聯營公司進行交易，則未實現之損益將以本集團於相關聯營公司之權益為限進行對銷。

Property, plant and equipment 物業、機器及設備

Items of property, plant and equipment are measured at cost less accumulated depreciation and any accumulated impairments loss.

物業、機器及設備均按成本值累積減折舊及累積減值虧損入賬。

Depreciation is charged so as to allocate the cost of assets less their residual values over their estimated useful lives, using the straight line method. The following annual rates are used for the depreciation of property, plant and equipment:

物業、機器及設備均以直線折舊法按其估計與使用年期攤銷應折金額，每年之折舊率如下：

Leasehold land 土地	Over the remaining term of lease 以租賃的剩餘期限
Building 樓宇	Over the remaining term of lease or estimated useful life of 50 years, whichever is shorter 以租賃的剩餘期限或五十年的使用壽命，較短為準
Leasehold improvement 裝修	20%
Furniture and fixture 傢俬及裝置	20%
Computer and equipment 電腦及設備	33 1/3%

If there is an indication that there has been a significant change in the depreciation rate, useful life or residual value of an asset, the depreciation of that asset is revised prospectively to reflect the new expectations.

如有任何折舊年率、資產使用年限或剩餘價值之重大變動跡象，該資產之折舊即跟隨其變動而註銷。

Cash and cash equivalents 現金及現金等價物

Cash and cash equivalents comprise cash at bank and on hand, demand deposits and other short term highly liquid investments with original maturities of three months or less

現金及現金等價物為庫存現金及銀行結餘、銀行結餘及原則到期日為三個月或以下的短期高流動性投資。

CORNERSTONE ASSOCIATION LIMITED 房角石協會有限公司

NOTES TO THE FINANCIAL STATEMENTS 財務報表附註

(Expressed in Hong Kong Dollars) (以港元計算)

2. BASIS OF PREPARATION AND ACCOUNTING POLICIES (CONT') 主要編制基礎和會計政策 (續)

Account receivables 應收款項

Account receivables are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for impairment of account receivables is established when there is objective evidence that the Group will not be able to collect all amounts due according to the original terms of the receivables.

應收款項於初次確認時按交易價值計量其後按實際利息法計算攤銷成本計算。倘若客觀情況證明本集團不能收取該應收款項時，減值虧損金額設立確認。

Account payables 應付未付款項

Account payables are recognized initially at the transaction price and subsequently measured at amortized cost using the effective interest method.

應付未付款項於初次確認時按交易價值計量，其後按實際利息法計算攤銷成本計算。

Operating leases 經營租賃

All rental receivables and payables under operating lease are credited or charged to profit or loss on a straight line basis over the duration of the leases.

所有由營業租賃合約收取或支付的租金，均已按其租賃合約期限，平均攤分記錄在全面收益表內。

Foreign currency translation 外幣換算

(i) Functional and presentation currency 運作及呈列貨幣

Items included in the consolidated financial statements of the Group are measured using the currency of the primary economic environment in which the Group operates – the functional currency. The consolidated financial statements are presented in Hong Kong Dollars, which is the Group's functional and presentation currency.

集團之主要經濟環境所使用之貨幣計量。綜合財務報表乃以港元呈列。港元乃本集團之運作及呈列貨幣。

(ii) Transactions and balances 交易及結餘

Foreign currency translations are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in profit or loss.

外幣之交易按交易日現行之運作貨幣匯率換算。該等交易結算及以外幣結算之貨幣性資產及負債均按年終日之匯率換算所產生之匯兌收益及虧損，將於全面收益表內確認。

Employee benefits 僱員福利

Salaries, paid annual leave and contribution to defined contribution retire retirement plans are accrued in the year in which the associated services are rendered by employees. Where payment or settlement is deferred and the effect would be material, these amounts are stated at their present values.

薪金、有薪假期及定額供款退休金計劃，均在本集團僱員提供相關服務的年度內累計。如延遲付款或結算後構成重大的貨幣時間價值，則上述數額須按現值列賬。

2. BASIS OF PREPARATION AND ACCOUNTING POLICIES (CONT') 主要編制基礎和會計政策 (續)

Employee benefits 僱員福利 (續)

The Group operates a defined contribution Mandatory Provident Fund retirement benefit scheme (the "MPF Scheme") under the Mandatory Provident Fund Schemes Ordinance, for those employees who are eligible to participate in the scheme. The Group's contributions are made to the MPF Scheme based on a percentage of the employees' relevant income. These contributions are charged to profit or loss as the Group become payable in accordance with the Schemes. The assets of the MPF Scheme are held separately from those of the Group in an independently administrated trust fund. 本集團根據強制性公積金計劃條例為合資格之員工提供定額供款退休金計劃。強制性公積金計劃之供款乃根據合資格員工相關收入計算。該等供款會於產生時計入全面收益表。上述計劃之資產乃由獨立管理之基金持有，與本集團之資產分開管理。

Impairment of assets 資產減值

At each reporting date, property, plant and equipment, intangible assets and investments in associates are reviewed to determine whether there is any indication that these assets have suffered an impairment loss. If there is an indication of possible impairment, the recoverable amount of any affected asset (or group of related assets) is estimated and compared with its carrying amount. If estimated recoverable amount is lower, the carrying amount is reduced to its estimated recoverable amount, and an impairment loss is recognized immediately in the statement of comprehensive income.

在每個報告日，都會對物業、機器和設備，無形資產以及對聯營企業的投資進行審查，以確定是否有跡象表明這些資產已發生減值損失。如果有跡象表明可能發生減值，則估計任何受影響資產（或一組相關資產）的可收回金額，並將其與賬面價值進行比較。如果估計可收回金額較低，則將賬面價值減至其估計可收回金額，並在全面收益表中立即確認減值損失。

Revenue recognition 收益確認

Revenue is recognized when the amount can be measured reliably and when it is probable that the economic benefits associated with the transaction will flow to the Group, on the following bases: 收益乃於本集團能可靠地計算及可從該事取得經濟利益時確認，按以下基準確認：

- (i) Offerings received for general fund are recognized upon the amounts are properly received. 常費奉獻收入以款項收妥時確認。
- (ii) Offerings received for designated funds are recognized upon the amounts are properly received less administration charges transfer to the general fund to share the burden of the administrative expenses. 各基金奉獻收入以款項收妥時確認，並轉撥其行政費用往常費以分擔協會之行政費用。
- (iii) Received from interflow team and activities income are recognized when event takes place. 流團收入及活動收入是在交流團及活動發生時確認。
- (iv) Interests is recognized using effective interest method. 利息收入是在產生時按實際利息法確認。
- (v) Sponsor received is recognized mainly on accrual basis. 津貼收入按應計基準確認。
- (vi) Other income is recognized mainly on cash basis. 其他收入按現金基準確認。

CORNERSTONE ASSOCIATION LIMITED 房角石協會有限公司

NOTES TO THE FINANCIAL STATEMENTS 財務報表附註

(Expressed in Hong Kong Dollars) (以港元計算)

3. CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS 重要帳目估計及判斷

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

帳目估計及判斷基於其管理層對經驗及其他指標所推出其中，包括合理地預計未來所發生的事項。

The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. However, there are no estimates and assumptions used in these financial statements that the directors expect will have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

本集團會就其未來作出估計及假設，而此推算在原則上未必算同實際結果。但是，董事認為在此財務報表並沒有任何一個帳目估計及判斷會對下一個財政年度內的資產和負債作出重大調整的風險。

4. PRINCIPAL ACTIVITIES AND REVENUE 主要業務及收入

Principal activities 主要業務

The principal activity of the Association is to promote the extension of the Christian religion throughout Hong Kong the elsewhere in accordance with the Doctrinal Basis of the Christian & Missionary Alliance and to carry out community services for religious and benevolent purposes during the year.

本年內本協會主要業務為遵循基督教宣道會之教義，在香港及其他地方宣揚基督教信仰及為此信仰與慈善目的實踐社會服務。

Revenue 收入

The amount of each significant category of income recognized in revenue during the year is as follows: 本期在收入中確認的每個重要收入類別的金額如下：

	2019	2018
	\$	\$
Offering received 奉獻收入	12,795,982	11,354,371
Received from interflow team 交流團收入	821,080	1,245,538
Bank interest income 銀行利息收入	135,783	64,188
Sponsor received 津貼收入	400,000	400,000
Other income 其他收入	450,998	486,378
	<u>14,603,843</u>	<u>13,550,475</u>

5. (DEFICITS)/SURPLUS FOR THE YEAR 本年度(赤字)/盈餘

2019	2018
\$	\$

The operating (deficits)/surplus is arrived at after charging:-
在計算上以下項目而得出的經營(赤字)/盈餘

(a) Staff Costs 員工成本:

Salaries and allowance 薪金及津貼

- Directors 董事

- Staff 員工

-	-
<u>4,004,242</u>	<u>4,118,054</u>

CORNERSTONE ASSOCIATION LIMITED 房角石協會有限公司**NOTES TO THE FINANCIAL STATEMENTS 財務報表附註**

(Expressed in Hong Kong Dollars) (以港元計算)

5. (DEFICITS)/SURPLUS FOR THE YEAR (CONT') 本年度(赤字)/盈餘(續)

	<u>2019</u>	<u>2018</u>
	\$	\$
The operating (deficits)/surplus is arrived at after charging:- 在計算上以下項目而得出的經營(赤字)/盈餘		
(b) Other items 其他項目:		
Auditors' remuneration 核數師酬金	35,000	-
Bank charges 銀行手續費	16,547	9,125
Depreciation 折舊	106,184	106,184
Operating lease - Land & building 經營租賃-土地和建築物	304,300	303,036

6. INCOME TAX 稅項

No provision for Hong Kong Profits Tax has been made in the financial statements as the Group is a charitable institution under Section 88 of the Inland Revenue Ordinance (Chapter 112) and is therefore exempted from taxes levied under this Ordinance.

本集團乃香港政府認可之慈善集團,根據稅務條例(香港法例第一一二章)第八十八條予以豁免繳納利得稅。

7. INTERESTS IN SUBSIDIARY COMPANY 附屬公司投資

	<u>2019</u>	<u>2018</u>
	\$	\$
Investment at cost -- unlisted shares 投資成本 - 非上市股票	100,000	100,000

Details of subsidiary companies are as follows 附屬公司的詳細信息如下:

<u>Name of company</u> 公司名稱	<u>Place of Incorporation</u> 成立地點	<u>Principal activities</u> 主要業務	<u>Percentage of direct equity holdings</u> 直接持股比例	<u>Percentage of indirect equity holdings</u> 間接持股比例
Guo Shuo Company Limited 國碩有限公司	Hong Kong 香港	Investment holding 投資控股業務	100%	-
Jian Shuo Company Limited 建碩有限公司	Hong Kong 香港	Dormant 沒有任何業務	-	100%

CORNERSTONE ASSOCIATION LIMITED 房角石協會有限公司**NOTES TO THE FINANCIAL STATEMENTS 財務報表附註**

(Expressed in Hong Kong Dollars) (以港元計算)

8. PROPERTY, PLANT AND EQUIPMENT 物業、機器和設備

	Balance at 於 31/12/2018	Additions 添置 / Charges 折舊	Balance at 於 31/12/2019
	\$	\$	\$
AT COST 成本值			
Leasehold land and building 土地及樓宇	-	-	-
Leasehold improvement 裝修	720,845	-	720,845
Furniture and fixture 傢俬及裝置	49,909	-	49,909
Computer equipment 電腦及設備	157,570	-	157,570
Total	928,324	-	928,324
DEPRECIATION 累積折舊			
Leasehold land and building 土地及樓宇	-	-	-
Leasehold improvement 裝修	619,046	93,599	712,645
Furniture and fixture 傢俬及裝置	41,373	6,430	47,803
Computer equipment 電腦及設備	149,583	6,155	155,738
Total	810,002	106,184	916,186
NET BOOK VALUE 淨賬面值			
Leasehold land and building 土地及樓宇	-	-	-
Leasehold improvement 裝修	101,799		8,200
Furniture and fixture 傢俬及裝置	8,536		2,106
Computer equipment 電腦及設備	7,987		1,832
Total	118,322		12,138

The leasehold land and building was given to the Group as gift.
土地及樓宇乃以禮物形式贈送與本集團。

9. LAND USE RIGHTS 土地使用權證

	2019 \$	2018 \$
As at 1st January 於一月一日	301,007	309,860
Amortised during the year 本年度攤銷	(8,853)	(8,853)
As at 31 December 於十二月三十一日	292,154	301,007

The land-use-rights of land situated at “中國廣東省清遠市清城區源潭鎮秀溪村,高灘尾南側 側 鶴仔塘” are held by Orientway Holdings Limited, a company incorporated in Hong Kong, as trustee for and on behalf of the Group and held under medium term lease.
該土地使用權證之土地位於「中國廣東省清遠市清城區源潭鎮秀溪村,高灘尾南側鶴仔塘」,並以貫東集團有限公司(一間於香港註冊之有限公司)名義代本集團登記及以中期租約持有。

CORNERSTONE ASSOCIATION LIMITED 房角石協會有限公司

NOTES TO THE FINANCIAL STATEMENTS 財務報表附註
(Expressed in Hong Kong Dollars) (以港元計算)

10. BANK BALANCES AND CASH 銀行存款及現金

	<u>2019</u>	<u>2018</u>
	\$	\$
Cash at banks 銀行存款	8,392,376	7,132,836
Time deposits 定期存款	5,778,900	10,783,100
Cash in hand 庫存現金	80,973	98,614
	<u>14,252,249</u>	<u>18,014,550</u>

11. DIRECTORS' REMUNERATION 董事酬金

Directors' remuneration disclosed pursuant to Section 383(1) of the Hong Kong Companies Ordinance is as follows:-
根據香港公司條例第383(1)條之披露要求，董事酬金之詳情如下：

	<u>2019</u>	<u>2018</u>
	\$	\$
Fee 董事費	-	-
Other emoluments 其他酬金	-	-

12. APPROVAL OF FINANCIAL STATEMENTS 核准財務報表

These financial statements were approved by the board of directors and authorized for issue on
本財務報表由本集團董事會於 **25 SEP 2020** 批准發表。