

BELAIR GARDENS 富豪花園  
STATEMENT OF FINANCIAL POSITION  
財務狀況表 - 31.1.2021

		UNAUDITED HK\$	31/12/2020 UNAUDITED HK\$
<b>NON-CURRENT ASSETS</b>	<b>非流動資產</b>		
Plant & equipment	傢俬、機械和設備	74,410.50	74,410.50
Public utility deposits outward	公共按金	660,587.00	660,587.00
		<u>734,997.50</u>	<u>734,997.50</u>
<b>CURRENT ASSETS</b>	<b>流動資產</b>		
Inventories	存貨	14,981.40	27,864.90
Management fee income receivable	應收管理費	1,322,905.00	1,350,546.00
Other receivable	其他應收帳款	13,605.61	1,561,114.45
Amount due from the building manager	管理公司往來帳	161,465.42	368,719.45
Fixed deposits	銀行定期存款	37,297,051.19	37,254,742.99
Bank balance	銀行結餘	5,006,059.56	3,252,429.21
Cash in hand	現金結餘	91,714.00	15,000.00
		<u>43,907,782.18</u>	<u>43,830,417.00</u>
<b>CURRENT LIABILITIES</b>	<b>流動負債</b>		
Accrued expenses	應付款項	3,775,271.49	4,161,920.00
Amount due to the building manager	管理公司往來帳	-	-
Decoration deposits received	裝修按金	896,100.00	902,100.00
Debris removal deposits received	清泥頭按金	387,000.00	393,000.00
Management fee income received in advance	預繳管理費	806,147.00	328,303.00
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	166,026.00	164,304.00
		<u>6,136,944.49</u>	<u>6,056,027.00</u>
<b>NET CURRENT ASSETS</b>	<b>淨流動資產</b>	<u>37,770,837.69</u>	<u>37,774,390.00</u>
<b>NET ASSETS</b>	<b>淨資產</b>	<u>38,505,835.19</u>	<u>38,509,387.50</u>
<b>BUILDING OWNERS' FUNDS</b>	<b>大廈業主資金分列</b>		
Management fee deposits received	管理費按金	5,061,318.98	5,051,032.98
Public utility deposits received	公共水電按金	666,380.74	665,980.74
Sinking fund	維修基金	24,988,410.98	24,809,699.91
Accumulated surplus / (deficit) *	累積盈餘 / (赤字) *	7,789,724.49	7,982,673.87
<b>TOTAL EQUITY</b>	<b>權益總額</b>	<u>38,505,835.19</u>	<u>38,509,387.50</u>

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

Authorized Signature  
5th March, 2021



ST11  
 BELAIR GARDENS  
 Sinking Fund as at 31-12-2021

	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	DOWN TOTAL	COMMON AREAS	GRAND TOTAL
Balance as at 1/1/2020	1,277,848.24	1,127,572.74	1,179,368.25	1,188,366.07	1,140,351.21	1,182,831.23	1,118,804.07	1,176,451.11	1,140,666.89	1,248,208.63	1,050,946.38	1,089,894.03	1,173,252.24	1,169,548.25	16,246,494.62	1,418,328.49	22,728,297.66
Add: TR from MGT Fee for the year 2020:	57,793.08	105,489.59	59,843.67	59,843.67	59,843.67	59,843.67	101,685.43	56,230.35	103,660.11	69,822.10	85,328.70	88,149.64	108,948.82	69,724.02	1,331,729.83	236,303.39	2,038,402.35
Less: TR from MGT Fee for the period 1/1/2020 to 31/12/2021	8,291.11	1,275,081.24	1,272,039.87	1,281,216.65	1,248,249.05	1,292,871.24	1,240,084.50	1,272,481.36	1,283,796.70	1,385,730.73	1,136,234.06	1,177,203.67	1,277,600.18	1,257,522.32	17,677,133.85	1,682,100.15	24,669,690.81
Balance as at 31/12/2021	1,333,698.41	1,265,579.79	1,286,511.64	1,289,363.93	1,237,877.83	1,250,660.98	1,248,477.44	1,281,931.19	1,293,486.11	1,313,888.65	1,451,399.88	1,185,977.00	1,285,655.12	1,267,683.74	17,684,788.70	1,687,446.67	24,388,419.98

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% (0.105 Nomin) total expenditure over the Building Manager's instructions of Building.

ST11  
 BELAIR GARDENS  
 Accumulated Surplus (Deficit) as at 31.1.2021

	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 as at 1/1/2020	(24,989,811)	689,510,011	772,664,213	433,984,213	1,402,211,319	301,573,955	(83,702,877)	(333,111,601)	323,462,401	(63,726,411)	(289,146,619)	(815,135,888)	514,728,571	856,523,110	2,390,852,112	(4,450,127)	2,658,375,012	5,044,776,877
Surplus/(Deficit) for the year 2020:	242,202,741	59,455,910	286,320,319	3,720,213,217	2,244,334,451	3,054,438,751	31,855,117	237,927,531	(18,053,601)	28,803,119	512,597,711	438,242,613	(224,441,341)	71,606,016	2,450,415,855	(529,957,891)	997,459,014	3,927,897,010
Balance as at 1/1/2021	170,212,831	748,965,921	1,058,984,532	831,017,501	3,646,545,770	607,012,706	(31,847,760)	(95,184,070)	305,408,800	(34,923,292)	243,448,722	(376,893,275)	290,287,230	928,129,126	4,841,267,967	(514,408,165)	3,655,814,016	7,982,673,877
Surplus/(Deficit) for the period 1/1/2021:	5,495,655	(13,692,831)	(8,417,777)	(1,546,555)	(17,271,069)	2,386,316	(702,041)	(14,485,721)	(42,031,441)	(12,513,112)	6,483,477	7,240,315	(20,281,444)	(65,354,869)	(172,130,201)	45,705,111	(57,519,291)	(139,946,381)
Balance as at 1/1/2021:	175,708,486	715,273,090	1,050,566,755	829,470,946	3,479,274,701	609,399,020	(32,549,801)	(109,669,791)	363,377,359	(47,436,404)	250,932,199	(369,633,000)	269,995,786	862,774,257	4,669,137,766	(467,703,054)	3,598,254,717	7,842,727,496





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  
(前期收支報告表)

INCOME:	收入項目:	JAN. 2021	1/2021	1/2020
		AUDITED	TOTAL	TOTAL
			HK\$	HK\$
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	2,644.26	2,644.26	4,708.34
D.R.CHG.RECOVERED	滯泥頭費收入	-	-	-
ELECTRICITY CHG. RECOVERED	電費收入	-	-	-
INSURANCE COMPENSATION	保險費賠償	-	-	-
LEGAL FEE RECOVERED	訴訟費收入	-	-	-
EMPLOYMENT SUPPORT SCHEME-WAGE SUBSIDIES	僱就業計劃-工資補貼	-	-	-
SUNDRY INCOME	什項收入	-	-	7.50
TELECOM STATION INCOME	電訊站收入	33,350.00	33,350.00	38,850.00
LESS: PROPERTY TAX ON TELECOM INC.	減/收回物業稅	-	-	-
WATER CHG. RECOVERED	水費收入	-	-	-
		534,642.26	534,642.26	542,213.84
LESS: EXPENSES	支出項目:			
AUDIT FEE	核數費	-	-	-
CLEANING EXP.	清潔費	53,479.62	53,479.62	50,488.45
DEBRIS REMOVAL CHG.	滯泥頭費	2,165.94	2,165.94	1,652.50
DEPRECIATION	折舊	-	-	-
ELECTRICITY	電費	35,233.60	35,233.60	51,163.40
EMPLOYEE BENEFITS COST:	員工薪酬:			
SECURITY GUARDS' SALARIES	薪金-保安	21,109.89	21,109.89	18,557.80
SECURITY GUARDS' MPF	強積金-保安	761.26	761.26	860.51
WATCHMEN/CARETAKERS' SALARIES	薪金	54,354.23	54,354.23	50,941.65
WATCHMEN/CARETAKERS' MPF	強積金	2,214.57	2,214.57	2,547.07
FESTIVAL DECORATION	節日裝飾	-	-	8,990.00
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	-	-	-
GARDENING EXP / LANDSCAPE	園藝費	1,600.00	1,600.00	-
GOVERNMENT RENT	地稅	3,487.50	3,487.50	3,532.50
INSURANCE	保險費	29,052.55	29,052.55	-
LEGAL FEE	訴訟費	-	-	-
MGT OFFICE CHG.	管理處支出	12,139.66	12,139.66	13,264.67
PROFESSIONAL FEE	專業費用	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG OF:	維修保養:			
AIR-CONDITIONING	冷氣費	39,940.00	39,940.00	14,980.00
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	14,011.88	14,011.88	233,286.25
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEN)	水電保養費(廣聯月費)	5,562.50	5,562.50	5,562.50
FIRE FIGHTING SYSTEM	消防保養	8,000.00	8,000.00	8,000.00
LIFTS	升降機	19,830.00	19,830.00	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	-	-	-
WALKIE TALKIE	無線電對講機	-	-	-
SECURITY CHG	保安費	-	-	-
SUNDRY EXPENSES	什項支出	6,499.59	6,499.59	8,711.29
TELEPHONE / BROADBAND	電話費/上網	63.75	63.75	52.26
T5 ENERGY SAVING	T5節能管	-	-	-
UNIFORM & LAUNDRY	制服及洗衣費	3,581.25	3,581.25	4,091.13
WATER FEE	水費	485.90	485.90	-
EXPENSES:	支出小計:	314,807.02	314,807.02	497,165.31
MANAGER'S REMUNERATION (5%)	經理費	15,740.35	15,740.35	24,858.27
TRANSFER TO SINKING FUND (5%)	撥入維修基金	15,740.35	15,740.35	24,858.27
APPORTIONMENT OF COMMON AREAS EXP.	公共地方費用分攤	141,654.43	141,654.43	133,085.88
REPAIRS	更換樓層鐵窗	-	-	-
TOTAL EXPENSES	總支出	497,042.15	497,042.15	672,997.73
SURPLUS / (DEFICIT) FOR THE PERIOD	本期盈餘/(赤字)	46,700.11	46,700.11	(137,753.89)
FURTHER CONTRIBUTED BY LANDLORD	赤字收入	-	-	-
RETAINED SURPLUS / (DEFICIT)	承上年度結存	(514,408.16)	(514,408.16)	(4,450.27)
FIRE SERVICES WORKS	消防改善工程	-	-	-
ACCUMULATED SURPLUS / (DEFICIT)	累積盈餘/(赤字)	(467,708.05)	(467,708.05)	(142,204.16)



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:		1/2021		1/2020
收入項目:		JAN.2021	TOTAL	TOTAL
			HK\$	HK\$
BADMINTON INCOME	羽毛球收入	-	-	-
BICYCLE INCOME	單車費收入	-	-	-
ELECTRICITY CHG.RECOVERED	電費收入	-	-	-
INSURANCE COMPENSATION	保險費賠償	-	-	-
LEGAL FEE RECOVERED	訴訟費收入	-	-	-
EMPLOYMENT SUPPORT SCHEME-WAGE SUBSIDIES	保就業計劃-工資補貼	-	-	-
SUNDRY INCOME	什項收入	-	-	-
SWIMMING POOL INCOME	泳池費收入	-	-	30.00
TELECOM STATION INCOME	電訊發射台收入	-	-	-
TENNIS COURT INCOME	網球費收入	-	-	-
		-	-	30.00
LESS : EXPENSES	支出項目:			
AUDIT FEE	核數費	-	-	-
BANK CHARGES	銀行費	-	-	-
CLEANING EXP	清潔費	79,949.50	79,949.50	76,835.97
DEPRECIATION	折舊	-	-	-
ELECTRICITY	電費	7,887.60	7,887.60	8,268.80
EMPLOYEE BENEFITS COST :	員工薪酬:			
SECURITY GUARDS' SALARIES	薪金-保安	42,219.78	42,219.78	37,115.60
SECURITY GUARDS' MPF	強積金-保安	1,522.52	1,522.52	1,721.03
WATCHMEN/CARETAKERS' SALARIES	薪金	32,445.97	32,445.97	26,834.30
WATCHMEN/CARETAKERS' MPF	強積金	939.06	939.06	639.51
FESTIVAL DECORATION	節日裝飾	-	-	16,995.00
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	-	-	-
GARDENING EXP/LANDSCAPE	園藝費	-	-	-
INSURANCE	保險費	12,970.33	12,970.33	-
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	44,300.00	44,300.00	25,370.00
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
WALKIE TALKIE	無線電對講機	-	-	-
SECURITY CHG	保安費	-	-	-
SUNDRY EXPENSES	什項支出	815.92	815.92	628.50
TELEPHONE / BROADBAND	電話費/上網	44.99	44.99	51.25
T5 ENERGY SAVING	T5節能管	-	-	-
UNIFORM & LAUNDRY	制服	-	-	-
WATER FEE	水費	2,681.30	2,681.30	-
EXPENSES :	支出:			
MANAGER'S REMUNERATION (5%)	經理費	225,910.30	225,910.30	197,973.29
TRANSFER TO SINKING FUND (5%)	撥入維修基金	11,295.52	11,295.52	9,898.66
APPORTIONED COMMON AREAS EXP.	公共地方費用分攤	11,295.52	11,295.52	9,898.66
TOTAL EXPENSES	總支出	3,880.94	3,880.94	3,646.19
NET EXPENSES	淨支出	252,382.28	252,382.28	221,416.80
		(252,382.28)	(252,382.28)	(221,386.80)
APPORTIONMENT OF RETAINED AREAS EXPENSES:				
BLOCK A	1,988	十四座根據業權份數分攤		
BLOCK B	1,988	(17,128.77)	(17,128.77)	(15,025.16)
BLOCK C	1,988	(17,128.77)	(17,128.77)	(15,025.16)
BLOCK D	1,988	(17,128.77)	(17,128.77)	(15,025.16)
BLOCK E	1,988	(17,128.77)	(17,128.77)	(15,025.16)
BLOCK F	1,648	(14,199.30)	(14,199.30)	(12,455.46)
BLOCK G	1,648	(14,199.30)	(14,199.30)	(12,455.46)
BLOCK H	1,648	(14,199.30)	(14,199.30)	(12,455.46)
BLOCK I	1,648	(14,199.30)	(14,199.30)	(12,455.46)
BLOCK J	2,458	(21,178.33)	(21,178.33)	(18,577.38)
BLOCK K	2,458	(21,178.33)	(21,178.33)	(18,577.38)
BLOCK L	2,458	(21,178.33)	(21,178.33)	(18,577.38)
BLOCK M	2,458	(21,178.33)	(21,178.33)	(18,577.38)
BLOCK N	2,458	(21,178.33)	(21,178.33)	(18,577.38)
業權份數	29,292	(21,178.35)	(21,178.35)	(18,577.42)
		(252,382.28)	(252,382.28)	(221,386.80)



ST11

BELAIR GARDENS

COMMON AREAS

(FORMERLY KNOWN AS ESTATE AREA)

STATEMENT OF COMPREHENSIVE INCOME

(未經審核)

富豪花園

屋村公共地方

綜合收益表

INCOME :	收入項目:	1/2021		1/2020
		JAN.2021	TOTAL	TOTAL
			HK\$	HK\$
BANK INT. INC.	銀行利息收入	-	-	-
INSURANCE COMPENSATION	保險賠償	-	-	-
EMPLOYMENT SUPPORT SCHEME-WAGE SUBSIDY	保就業計劃-工資補貼	-	-	223,273.14
SUNDRY INCOME	什項收入	-	-	-
		-	-	223,273.14
LESS : EXPENSES	支出項目:			
AUDIT FEE	核數費	-	-	-
BANK CHARGES	銀行費用	866.50	866.50	11,392.00
CLEANING EXP.	清潔費	39,358.90	39,358.90	466,086.00
DEBRIS REMOVAL CHG.	泥頭費	-	-	-
DEPRECIATION	折舊	-	-	600.00
ELECTRICITY	電費	2,993.50	2,993.50	23,516.60
EMPLOYEE BENEFITS COST :	員工薪酬:			
SECURITY GUARDS' SALARIES	薪金-保安	42,219.79	42,219.79	509,478.39
SECURITY GUARDS' MPF	強積金-保安	1,522.51	1,522.51	19,982.77
WATCHMEN / CARETAKERS' SALARIES	薪金	57,936.51	57,936.51	696,799.59
WATCHMEN / CARETAKERS' MPF	強積金	1,187.47	1,187.47	13,730.27
FESTIVAL DECORATION	節日裝飾	-	-	-
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	-	-	2,501.00
GARDENING EXP / LANDSCAPE	園藝費	-	-	-
GOVERNMENT RENT	地稅	-	-	-
INSURANCE	保險費	7,865.95	7,865.95	7,526.11
LEGAL FEE	訴訟費	-	-	-
PROFESSIONAL FEE	專業費用	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG OF	維修保養:			
CP EQUIPMENT	車場設備	4,383.45	4,383.45	75,030.18
DRAINAGE, WATER PIPES, PUMPS & ELEC.,F	水電維修工程等等	-	-	34,808.00
DRAINAGE, WATER PIPES, PUMPS & ELEC. (	水電維修保養(廣聯月)	-	-	-
FIRE FIGHTING SYSTEM	消防保養	-	-	-
SECURITY / CCTV SYSTEM	保安系統/閉路電視	133.39	133.39	6,600.68
WALKIE TALKIE	無線電對講機	-	-	-
SECURITY CHG	保安費	-	-	-
SUNDRY EXPENSES	什項支出	31.50	31.50	10,753.40
TELEPHONE / BROADBAND	電話費/上網	907.03	907.03	16,261.85
T5 ENERGY SAVING	T5節能管	-	-	-
UNIFORM & LAUNDRY	制服及洗衣費	-	-	1,007.00
OWNERS' COMMITTEE EXP.	業主立案法團費用	17,000.00	17,000.00	204,150.00
EXPENSES :	支出:	176,406.50	176,406.50	2,100,223.84
MANAGER'S REMUNERATION (5%)	經理費	8,820.33	8,820.33	105,011.19
TRANSFER TO SINKING FUND (5%)	撥入維修基金	8,820.33	8,820.33	105,011.19
TOTAL EXPENSES	總支出	194,047.16	194,047.16	2,310,246.22
NET EXPENSES	淨支出	194,047.16	194,047.16	2,086,973.08
APPORTIONMENT OF COMMON AREA EXPENSES:公共地方費用分攤				
DOMESTIC UNITS (10%)	住宅	19,404.72	19,404.72	208,697.30
CAR PARKS (15%)	車場	29,107.07	29,107.07	313,045.97
COMMERCIAL COMPLEX (73%)	商場	141,654.43	141,654.43	1,523,490.34
RETAINED AREAS (2%)	休憩,運動地方	3,880.94	3,880.94	41,739.47
		194,047.16	194,047.16	2,086,973.08