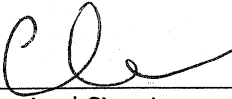


BELAIR GARDENS 富豪花園  
STATEMENT OF FINANCIAL POSITION  
財務狀況表 - 31.8.2022

		UNAUDITED HK\$	31/12/2021 AUDITED HK\$
<b>NON-CURRENT ASSETS</b>	<b>非流動資產</b>		
Plant & equipment	傢俬、機械和設備	34,367.50	34,367.50
Public utility deposits outward	公共按金	652,079.00	650,258.00
		686,446.50	684,625.50
<b>CURRENT ASSETS</b>	<b>流動資產</b>		
Inventories	存貨	11,308.40	-
Management fee income receivable	應收管理費	1,363,522.00	1,280,416.00
Other receivable	其他應收帳款	6,483.85	4,325.15
Amount due from the building manager	管理公司往來帳	302,625.50	-
Fixed deposits	銀行定期存款	45,530,888.99	41,369,751.39
Bank balance	銀行結餘	7,540,503.57	5,437,319.39
Cash in hand	現金結餘	15,750.00	15,006.00
		54,771,082.31	48,106,817.93
<b>CURRENT LIABILITIES</b>	<b>流動負債</b>		
Accrued expenses	應付款項	4,172,939.59	2,826,359.42
Amount due to the building manager	管理公司往來帳	-	319,957.42
Decoration deposits received	裝修按金	936,100.00	915,100.00
Debris removal deposits received	清泥頭按金	435,000.00	417,000.00
Management fee income received in advance	預繳管理費	668,047.00	312,965.00
Telecom station licence fee deposit received	電訊站按金	106,400.00	106,400.00
Temporary receipt	暫收款	32,000.00	-
Property tax payable	應付物業稅	198,744.00	184,968.00
		6,549,230.59	5,082,749.84
<b>NET CURRENT ASSETS</b>	<b>淨流動資產</b>	48,221,851.72	43,024,068.09
<b>NET ASSETS</b>	<b>淨資產</b>	48,908,298.22	43,708,693.59
<b>BUILDING OWNERS' FUNDS</b>	<b>大廈業主資金分列</b>		
Management fee deposits received	管理費按金	5,202,271.98	5,163,219.98
Public utility deposits received	公共水電按金	671,780.74	670,580.74
Sinking fund	維修基金	27,901,119.64	26,723,219.39
Accumulated surplus / (deficit) *	累積盈餘 / (赤字) *	15,133,125.86	11,151,673.48
<b>TOTAL EQUITY</b>	<b>權益總額</b>	48,908,298.22	43,708,693.59

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

  
 Authorised Signature  
 27th September, 2022



ST11  
 BELAIR GARDENS  
 Accumulated Surplus / (Deficit) as at 31.8.2022

	BLOCK A	BLOCK B	BLOCK C	BLOCK D	BLOCK E	BLOCK F	BLOCK G	BLOCK H	BLOCK I	BLOCK J	BLOCK K	BLOCK L	BLOCK M	BLOCK N	DOM. TOTAL	COMM	CAR PARK	R.A.	COMMON AREAS	GRAND TOTAL
Balance as at 1/1/2021	1,235,605.30	1,275,063.24	1,772,209.87	1,281,239.85	1,229,289.05	1,242,871.24	1,240,084.50	1,272,681.36	1,283,746.70	1,365,730.73	1,136,294.06	1,177,203.67	1,277,602.16	1,257,323.32	17,577,133.85	1,682,100.15	1,143,906.65	2,496,439.10	1,910,122.16	24,809,699.91
Add: TRs from MGT Fee for the year 2021:	85,182.38	93,127.42	85,378.83	89,640.16	89,392.30	86,011.03	84,917.91	88,441.55	97,500.69	88,739.08	83,893.28	82,949.10	89,220.49	92,055.24	1,238,489.46	214,743.59	228,872.02	132,746.49	101,602.92	1,913,519.48
and 1/1/2022	1,410,797.68	1,368,190.66	1,357,588.70	1,369,869.81	1,318,681.35	1,328,882.27	1,325,002.41	1,361,122.91	1,381,247.39	1,394,469.81	1,220,187.34	1,260,152.77	1,366,822.65	1,349,377.56	18,812,583.31	1,896,843.74	1,372,876.67	2,629,185.59	2,011,730.08	26,723,219.39
Less: TRs from MGT Fee for the period 1-8/2022:	56,927.32	52,953.57	54,136.16	51,687.52	51,186.84	50,533.84	52,330.20	51,789.60	61,236.68	55,851.18	53,867.60	54,438.01	55,053.02	64,228.23	763,933.88	133,183.07	134,700.51	81,265.00	64,817.79	1,177,900.25
Balance as at 31/8/2022	1,457,715.00	1,421,144.23	1,411,714.86	1,421,557.33	1,369,868.19	1,379,348.21	1,372,672.61	1,412,912.51	1,424,286.07	1,419,288.00	1,274,039.24	1,322,884.78	1,421,873.67	1,413,885.73	19,576,517.19	2,030,026.81	1,307,577.18	2,710,450.59	2,076,577.87	27,901,119.64

Since 1 May 1998, a sinking fund has been established for the expenditure of major works of a capital nature and/or for the replacement of major plant and equipment. The sinking fund contributions are calculated at 5%(2021:5%) on total expenditure as the Building Manager shall deem fit. Sinking fund contributions are calculated at 5%(2021:5%) on total expenditure before Building Manager's remuneration of Building.

ST11  
 BELAIR GARDENS  
 Accumulated Surplus / (Deficit) as at 31.8.2022

	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 1/1/2021	170,212.93	728,966.91	1,060,984.62	681,017.50	364,647.84	607,012.70	(31,847.40)	(95,184.07)	305,408.80	(34,923.22)	243,448.22	(376,893.25)	290,287.23	928,129.16	4,841,267.97	(514,408.16)	3,655,814.06	7,982,673.87
Surplus/(Deficit) for the year 2021:	403,462.03	35,783.11	289,940.59	176,959.23	87,447.22	268,611.36	335,643.80	311,548.02	(168,508.31)	38,163.41	55,506.18	183,202.04	(81,875.55)	(140,834.67)	1,795,048.46	551,468.81	822,482.34	3,168,999.61
Balance as at 31/12/2021	573,674.96	764,750.02	1,350,925.21	857,976.73	452,095.06	875,624.06	303,796.40	216,363.95	136,900.49	3,240.19	298,954.40	(193,691.21)	208,411.68	787,294.49	6,636,316.43	37,060.65	4,478,296.40	11,151,673.48
Surplus/(Deficit) for the period 1-8/2022:	277,992.71	236,823.01	266,817.93	292,980.31	252,910.92	338,458.72	329,796.60	381,129.90	(6,972.51)	140,483.93	88,462.55	219,257.55	66,660.87	(142,802.12)	2,742,000.37	295,193.61	944,258.40	3,981,452.38
Balance as at 31/8/2022	851,667.67	1,001,573.03	1,617,743.14	1,150,957.04	705,005.98	1,214,082.78	633,593.00	597,493.85	129,927.98	143,724.12	387,416.95	25,866.34	275,072.55	644,492.37	9,378,316.80	332,254.26	5,422,554.80	15,133,125.86





ST11  
 BELAIR GARDENS  
 COMMON AREAS  
 (FORMERLY KNOWN AS ESTATE AREA)  
 STATEMENT OF COMPREHENSIVE INCOME

INCOME:	JAN.2022	FEB.2022	MAR.2022	APR.2022	MAY.2022	JUN.2022	JUL.2022	AUG.2022	1-8/2022 TOTAL HK\$
收入項目:									
BANK INT. INC.	-	-	-	-	-	-	-	-	-
INSURANCE COMPENSATION	-	-	-	-	-	-	-	-	-
EMPLOYMENT SUPPORT SCHEME-WAGE SUB	-	-	-	-	-	-	-	-	-
SUNDY INCOME	-	-	-	-	-	-	-	-	-
銀行利息收入	-	-	-	-	-	-	-	-	-
保險賠償	-	-	-	-	-	-	-	-	-
僱員支持計劃-工資補貼	-	-	-	-	-	-	-	-	-
雜項收入	-	-	-	-	-	-	-	-	-
LESS: EXPENSES									
AUDIT FEE	-	-	-	-	-	-	-	-	-
BANK CHARGES	998.00	892.50	900.50	903.00	2,063.50	902.00	909.00	913.00	8,481.50
CLEANING EXP.	39,358.90	39,358.90	39,358.90	39,358.90	39,433.10	39,433.10	39,433.10	39,433.10	315,168.00
DEBRIS REMOVAL CHG.	-	-	-	-	-	-	-	-	-
DEPRECIATION	2,966.40	2,696.50	2,705.00	2,503.20	2,634.10	2,492.60	2,638.70	2,538.60	21,175.10
ELECTRICITY	42,517.66	39,579.79	44,392.90	43,625.45	42,530.53	41,044.85	42,832.49	45,504.01	342,027.68
EMPLOYEE BENEFITS COST:	1,342.77	1,620.26	1,577.63	1,537.64	1,507.87	1,417.44	1,524.89	1,584.33	12,112.83
SECURITY GUARDS' SALARIES	39,645.44	38,425.23	48,125.21	49,191.38	49,604.71	49,943.36	49,730.19	51,148.29	375,813.81
SECURITY GUARDS' MPF	892.26	850.74	913.71	892.13	1,670.73	981.74	1,560.27	1,204.94	8,966.52
WATCHMEN / CARETAKERS' SALARIES	-	-	-	-	-	-	-	-	-
WATCHMEN / CARETAKERS' MPF	-	-	-	-	-	-	-	-	-
FESTIVAL DECORATION	-	-	-	-	-	-	-	-	-
FURNITURE, FIXTURE & EQUIPMENT	-	-	-	-	-	-	-	-	-
GARDENING EXP / LANDSCAPE	-	-	-	-	-	-	-	-	-
GOVERNMENT RENT	-	-	-	-	-	-	-	-	-
INSURANCE	8,032.18	-	-	-	-	1,386.57	-	-	9,418.75
LEGAL FEE	-	-	-	-	-	-	-	-	-
PROFESSIONAL FEE	-	-	-	-	-	-	-	-	-
SPECIAL EXPENSES	-	-	-	-	-	-	-	-	-
REPAIRS, RENOVALS & MAINTENANCE CHG (	4,383.45	4,383.45	4,383.45	4,383.45	4,383.45	4,383.45	4,383.45	4,383.45	35,067.60
CP EQUIPMENT	-	-	-	13,000.00	-	-	133.38	-	13,133.38
DRAINAGE, WATER PIPES, PUMPS & ELEC	-	-	-	-	-	-	-	-	-
DRAINAGE, WATER PIPES, PUMPS & ELEC	-	-	-	-	-	-	-	-	-
FIRE FIGHTING SYSTEM	133.39	1,333.39	133.39	133.39	133.39	133.39	1,933.39	133.39	4,067.12
SECURITY / CCTV SYSTEM	-	-	-	-	-	-	-	-	-
WALKIE TALKIE	-	-	-	-	-	-	-	-	-
SECURITY CHG	-	-	-	-	-	-	-	-	-
SUNDY EXPENSES	625.97	11.73	2,770.55	64.80	64.80	642.60	1,196.00	1,223.00	6,599.45
TELEPHONE / BROADBAND	907.03	-	1,813.03	907.03	907.03	907.03	906.00	907.03	7,254.18
T5 ENERGY SAVING	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	1,058.00	-	-	12.00	-	-	-	-	1,070.00
OWNERS' COMMITTEE EXP.	17,000.00	17,000.00	17,000.00	17,000.00	17,000.00	17,000.00	17,000.00	17,000.00	136,000.00
EXPENSES:	159,861.45	146,152.49	164,074.27	173,512.37	161,933.21	160,668.13	164,180.86	165,973.14	1,371,035.26
MANAGER'S REMUNERATION (5%)	7,993.07	7,307.62	8,203.71	8,675.62	8,096.66	8,033.41	8,209.04	8,298.66	64,817.79
TRANSFER TO SINKING FUND (5%)	7,993.07	7,307.62	8,203.71	8,675.62	8,096.66	8,033.41	8,209.04	8,298.66	64,817.79
TOTAL EXPENSES	175,847.59	160,767.73	180,481.69	190,863.61	178,126.53	176,734.95	180,598.94	182,570.46	1,508,138.80
NET EXPENSES	175,847.59	160,767.73	180,481.69	190,863.61	178,126.53	176,734.95	180,598.94	182,570.46	1,508,138.80
APPORTIONMENT OF COMMON AREA EXPENSES 公共地方費用分攤									
DOMESTIC UNITS (10%)	17,584.76	16,076.77	18,048.17	19,086.36	17,812.65	17,673.50	18,059.89	18,257.05	150,813.88
CAR PARKS (15%)	26,377.14	24,115.16	27,072.25	28,629.54	26,718.98	26,510.24	27,089.84	27,385.57	226,220.80
COMMERCIAL COMPLEX (73%)	128,366.74	117,360.44	131,751.63	139,330.44	130,033.37	129,016.51	131,837.23	133,276.44	1,100,941.32
RETAINED AREAS (2%)	3,516.95	3,215.36	3,609.64	3,817.27	3,562.53	3,534.70	3,611.98	3,651.40	30,162.80
	175,847.59	160,767.73	180,481.69	190,863.61	178,126.53	176,734.95	180,598.94	182,570.46	1,508,138.80



