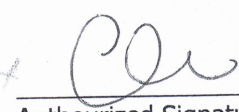


**BELAIR GARDENS 富豪花園**  
**STATEMENT OF FINANCIAL POSITION**  
**財務狀況表 - 30.9.2022**

		<u>UNAUDITED</u>	<u>31/12/2021</u>
		<u>HK\$</u>	<u>AUDITED</u>
			<u>HK\$</u>
<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
		<u>686,446.50</u>	<u>684,625.50</u>
<b>CURRENT ASSETS</b>	<b>流動資產</b>		
Inventories	存貨	38,168.40	-
Management fee income receivable	應收管理費	1,943,433.00	1,280,416.00
Other receivable	其他應收帳款	5,636.40	4,325.15
Amount due from the building manager	管理公司往來帳	387,012.99	-
Fixed deposits	銀行定期存款	45,530,888.99	41,369,751.39
Bank balance	銀行結餘	7,348,302.93	5,437,319.39
Cash in hand	現金結餘	21,746.00	15,006.00
		<u>55,275,188.71</u>	<u>48,106,817.93</u>
<b>CURRENT LIABILITIES</b>	<b>流動負債</b>		
Accrued expenses	應付款項	4,625,718.24	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	966,100.00	915,100.00
Debris removal deposits received	清泥頭按金	408,000.00	417,000.00
Management fee income received in advance	預繳管理費	559,060.00	312,965.00
Telecom station licence fee deposit received	電訊站按金	103,000.00	106,400.00
Temporary receipt	暫收款	50,700.00	-
Property tax payable	應付物業稅	199,548.00	184,968.00
		<u>6,912,126.24</u>	<u>5,082,749.84</u>
<b>NET CURRENT ASSETS</b>	<b>淨流動資產</b>	<u>48,363,062.47</u>	<u>43,024,068.09</u>
<b>NET ASSETS</b>	<b>淨資產</b>	<u>49,049,508.97</u>	<u>43,708,693.59</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	5,200,549.98	5,163,219.98
Public utility deposits received	公共水電按金	671,380.74	670,580.74
Sinking fund	維修基金	28,073,467.78	26,723,219.39
Accumulated surplus / (deficit) *	累積盈餘 / (赤字) *	15,104,110.47	11,151,673.48
<b>TOTAL EQUITY</b>	<b>權益總額</b>	<u>49,049,508.97</u>	<u>43,708,693.59</u>

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

  
Authorized Signature  
27th October, 2022



ST11  
 BELAIR GARDENS  
 Accumulated Surplus / (Deficit) as at 30.9.2022

	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	176,999.23	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 and 1/1/2022	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 1-9/2022:	286,283.45	252,613.53	270,882.99	272,628.97	350,881.57	329,160.52	347,260.63	413,576.60	(42,625.45)	154,912.79	80,901.34	176,384.60	6,609.09	(141,162.71)	2,658,307.92	241,612.45	1,052,516.62	3,952,436.99
Balance as at 30/9/2022	859,958.41	1,017,363.55	1,621,808.20	1,130,605.70	202,976.63	1,204,784.58	651,057.03	629,940.55	94,275.04	158,152.98	379,855.74	(17,306.61)	215,020.77	646,131.78	9,294,624.35	278,673.10	5,530,813.02	15,104,110.47

ST11  
 BELAIR GARDENS  
 Accumulated Surplus / (Deficit) as at 30.9.2022

	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	1,325,605.30	1,275,063.24	1,272,209.87	1,281,229.65	1,229,289.05	1,242,871.24	1,240,084.50	1,272,681.36	1,283,746.70	1,305,730.73	1,136,294.06	1,177,203.67	1,277,602.16	1,257,522.32	17,577,133.85	1,682,100.15	1,443,904.65	2,486,439.10	1,910,122.16	24,809,699.91
Add: T/R from MGT Fee for the year 2021:	85,182.38	93,127.42	85,378.83	88,640.16	89,292.30	86,011.03	84,917.91	88,441.55	97,500.69	88,739.08	83,893.28	82,949.10	89,226.49	92,055.24	1,235,449.46	214,743.59	228,972.02	132,746.49	101,607.92	1,513,515.48
Balance as at 31/12/2021	1,410,787.68	1,368,190.66	1,357,588.70	1,369,869.81	1,318,581.35	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	1,349,577.56	18,812,583.31	1,896,843.74	1,372,876.67	2,629,185.59	2,011,730.08	26,723,219.39
Add: T/R from MGT Fee for the period 1/1/2022	65,154.11	60,108.82	62,131.39	60,646.40	59,040.29	59,122.25	59,764.86	59,119.41	71,286.46	62,339.53	61,614.30	62,829.33	65,289.47	71,288.31	879,724.92	152,803.11	151,529.81	92,263.09	73,926.65	1,350,246.39
Balance as at 30/9/2022	1,475,941.79	1,428,299.48	1,419,720.09	1,430,516.21	1,377,621.64	1,388,004.52	1,384,767.27	1,420,242.32	1,452,533.85	1,456,799.33	1,281,801.64	1,322,982.10	1,432,112.12	1,420,865.87	19,692,308.23	2,049,646.85	1,524,406.48	2,721,449.49	2,085,656.73	28,073,467.78

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, changes and expenses of or on the initial provision for and/or the replacement of contingencies 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 RETAINED AREAS STATEMENT OF COMPREHENSIVE INCOME (FORMERLY KNOWN AS INCOME STATEMENT)

	JAN.2022	FEB.2022	MAR.2022	APR.2022	MAY.2022	JUN.2022	JUL.2022	AUG.2022	SEP.2022	1-9/2022 TOTAL HK\$	1-9/2021 TOTAL HK\$
<b>INCOME:</b>											
BADMINTON INCOME	-	-	-	-	-	114,300.00	1,650.00	-	-	115,950.00	99,450.00
BICYCLE INCOME	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY CHG. RECOVERED	-	-	-	-	-	-	-	-	-	-	-
INSURANCE COMPENSATION	-	-	-	-	-	-	-	-	-	-	-
LEGAL FEE RECOVERED	-	-	-	-	-	-	-	-	60.00	527.00	230.00
EMPLOYMENT SUPPORT SCHEME-WAGE SUBSIDIES	140.00	30.00	100.00	-	-	-	-	197.00	-	-	-
SUNDRY INCOME	-	-	-	-	-	-	-	-	-	-	-
SWIMMING POOL INCOME	-	-	-	-	-	-	-	-	-	-	-
TELECOM STATION INCOME	-	-	-	-	-	100.00	-	-	-	-	-
TENNIS COURT INCOME	140.00	30.00	100.00	-	-	114,300.00	1,650.00	197.00	60.00	116,477.00	99,680.00
<b>LESS: EXPENSES</b>											
AUDIT FEE	-	-	-	-	-	-	-	-	-	-	-
BANK CHARGES	79,949.50	79,949.50	79,949.50	79,949.50	79,949.50	79,949.50	79,898.42	79,898.42	79,898.42	719,290.10	719,545.50
CLEANING EXP.	-	-	-	-	-	-	-	-	-	-	-
DEBRIS REMOVAL CHG.	-	-	-	-	-	-	-	-	-	-	-
DEPRECIATION	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY	8,405.40	7,627.30	7,977.20	7,205.80	7,544.40	7,085.90	8,082.70	7,574.90	8,097.00	69,600.60	69,043.40
EMPLOYEE BENEFITS COST:											
SECURITY GUARDS' SALARIES	42,517.66	39,579.79	44,292.91	43,625.46	42,530.53	41,044.85	42,832.48	45,504.02	41,041.45	383,069.15	381,672.18
SECURITY GUARDS' WPF	1,342.77	1,620.37	1,577.64	1,537.65	1,507.87	1,417.45	1,524.89	1,584.34	1,762.35	13,875.23	12,890.61
WATCHMEN/CARETAKERS' SALARIES	18,790.15	17,572.91	27,271.89	28,339.06	24,873.94	24,628.25	24,406.91	25,679.29	38,890.18	230,453.58	267,208.42
WATCHMEN/CARETAKERS' WPF	639.52	598.12	661.10	639.51	1,417.79	1,420.04	920.14	974.12	1,176.97	7,958.49	6,954.38
FURNITURE, FIXTURE & EQUIPMENT	222.00	-	2,147.00	2,991.00	1,910.00	240.00	890.00	-	1,000.00	9,400.00	9,400.00
GARDENING EXP/LANDSCAPE	13,643.08	-	-	-	-	-	-	-	-	13,643.08	13,643.08
INSURANCE	-	-	-	-	-	-	-	-	-	-	-
LEGAL FEE	-	-	-	-	-	-	-	-	-	-	-
PROFESSIONAL FEE	-	-	-	-	-	-	-	-	-	-	-
REPAIRS, RENOVALS & MAINTENANCE CHG OF:											
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEN)	31,900.00	26,600.00	-	27,350.00	42,250.00	9,300.00	31,633.38	136,261.00	39,300.00	344,594.38	402,717.90
FIRE FIGHTING SYSTEM	-	-	-	-	-	-	-	-	-	-	-
SECURITY / CCTV SYSTEM	133.33	3,633.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	4,699.97	1,199.97
SWIMMING POOL	-	-	-	-	-	-	-	-	-	-	-
WALKIE TALKIE	-	-	-	-	-	-	-	-	-	-	-
SECURITY CHG	1,213.33	1,000.42	1,982.82	2,854.42	3,744.42	695.17	1,433.92	879.90	2,493.16	16,297.56	11,033.62
SUNDRY EXPENSES	44.99	-	89.99	44.99	44.99	44.99	45.00	44.99	44.99	404.93	404.93
TELEPHONE / BROADBAND	-	-	-	-	-	-	-	-	-	-	-
T5 ENERGY SAVING	-	-	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	-	-	-	-	-	-	-	-	-	-	-
WATER FEE	2,531.20	-	-	2,171.30	-	-	-	-	2,760.10	7,462.60	7,861.20
EXPENSES:	201,332.93	178,181.64	169,748.38	198,050.72	208,026.99	179,633.68	191,801.17	298,534.31	219,977.95	1,845,277.67	2,074,004.91
TRANSFER TO SINKING FUND (5%)	10,066.65	8,909.08	8,487.42	9,902.54	10,401.35	8,981.18	9,590.06	14,926.72	10,998.90	92,263.90	103,700.25
APPORTIONED COMMON AREAS EXP.	10,066.65	8,909.08	8,487.42	9,902.54	10,401.35	8,981.18	9,590.06	14,926.72	10,998.90	92,263.90	103,700.25
TOTAL EXPENSES	224,983.18	199,213.16	190,332.86	221,673.07	232,392.22	201,120.64	214,993.27	332,099.15	245,983.64	2,062,333.19	2,315,097.81
NET EXPENSES	(224,843.18)	(199,185.16)	(190,232.86)	(221,673.07)	(232,392.22)	(86,820.64)	(212,943.27)	(331,842.15)	(245,923.64)	(1,945,856.19)	(2,215,417.81)
<b>APPORTIONMENT OF RETAINED AREAS EXPENSES:</b>											
BLOCK A	1,988	(15,259.74)	(13,518.37)	(15,044.59)	(15,772.08)	(5,892.37)	(14,452.11)	(22,521.58)	(16,690.43)	(132,062.06)	(150,356.77)
BLOCK B	1,988	(15,259.74)	(13,518.37)	(15,044.59)	(15,772.08)	(5,892.37)	(14,452.11)	(22,521.58)	(16,690.43)	(132,062.06)	(150,356.77)
BLOCK C	1,988	(15,259.74)	(13,518.37)	(15,044.59)	(15,772.08)	(5,892.37)	(14,452.11)	(22,521.58)	(16,690.43)	(132,062.06)	(150,356.77)
BLOCK D	1,648	(15,259.74)	(13,518.37)	(15,044.59)	(15,772.08)	(5,892.37)	(14,452.11)	(22,521.58)	(16,690.43)	(132,062.06)	(150,356.77)
BLOCK E	1,648	(15,259.74)	(13,518.37)	(15,044.59)	(15,772.08)	(5,892.37)	(14,452.11)	(22,521.58)	(16,690.43)	(132,062.06)	(150,356.77)
BLOCK F	1,648	(15,259.74)	(13,518.37)	(15,044.59)	(15,772.08)	(5,892.37)	(14,452.11)	(22,521.58)	(16,690.43)	(132,062.06)	(150,356.77)
BLOCK G	1,648	(15,259.74)	(13,518.37)	(15,044.59)	(15,772.08)	(5,892.37)	(14,452.11)	(22,521.58)	(16,690.43)	(132,062.06)	(150,356.77)
BLOCK H	2,458	(18,867.42)	(16,714.36)	(18,601.41)	(19,500.89)	(7,285.44)	(17,868.86)	(27,946.10)	(20,636.36)	(185,903.91)	(185,903.91)
BLOCK I	2,458	(18,867.42)	(16,714.36)	(18,601.41)	(19,500.89)	(7,285.44)	(17,868.86)	(27,946.10)	(20,636.36)	(185,903.91)	(185,903.91)
BLOCK J	2,458	(18,867.42)	(16,714.36)	(18,601.41)	(19,500.89)	(7,285.44)	(17,868.86)	(27,946.10)	(20,636.36)	(185,903.91)	(185,903.91)
BLOCK K	2,458	(18,867.42)	(16,714.36)	(18,601.41)	(19,500.89)	(7,285.44)	(17,868.86)	(27,946.10)	(20,636.36)	(185,903.91)	(185,903.91)
BLOCK L	2,458	(18,867.42)	(16,714.36)	(18,601.41)	(19,500.89)	(7,285.44)	(17,868.86)	(27,946.10)	(20,636.36)	(185,903.91)	(185,903.91)
BLOCK M	2,458	(18,867.42)	(16,714.36)	(18,601.41)	(19,500.89)	(7,285.44)	(17,868.86)	(27,946.10)	(20,636.36)	(185,903.91)	(185,903.91)
BLOCK N	2,458	(18,867.42)	(16,714.36)	(18,601.41)	(19,500.89)	(7,285.44)	(17,868.86)	(27,946.10)	(20,636.36)	(185,903.91)	(185,903.91)
業權份數	29,292	(199,185.16)	(190,232.86)	(221,673.07)	(232,392.22)	(86,820.64)	(212,943.27)	(331,842.15)	(245,923.64)	(1,945,856.19)	(2,215,417.81)

十四座根據業權份數分攤

1,988 樓宇管理費  
1,988 樓宇維修基金  
1,988 樓宇公共地方費用分攤  
1,648 樓宇支出  
1,648 樓宇維修費  
2,458 樓宇支出  
2,458 樓宇維修費  
2,458 樓宇支出  
2,458 樓宇維修費

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

(未經審核)  
當麗花園  
屋村公共地方  
綜合收益表

**INCOME:**

**收入項目:**

BANK INT. INC.  
INSURANCE COMPENSATION  
EMPLOYMENT SUPPORT SCHEME-WAGE SUB:  
SUNDRY INCOME

銀行利息收入  
保險賠償  
僱傭業計劃-工資補貼  
什項收入

**支出項目:**

LESS : EXPENSES  
AUDIT FEE  
BANK CHARGES  
CLEANING EXP.  
DEBRIS REMOVAL CHG.  
DEPRECIATION  
ELECTRICITY  
EMPLOYEE BENEFITS COST :  
SECURITY GUARDS' SALARIES  
SECURITY GUARDS' MPF  
WATCHMEN / CARETAKERS SALARIES  
WATCHMEN / CARETAKERS MPF  
FESTIVAL DECORATION  
FURNITURE, FIXTURE & EQUIPMENT  
GARDENING EXP / LANDSCAPE  
GOVERNMENT RENT  
INSURANCE  
LEGAL FEE  
PROFESSIONAL FEE  
REPAIRS, RENOVALS & MAINTENANCE CHG (CP EQUIPMENT)  
DRAINAGE, WATER PIPES, PUMPS & ELEC  
DRAINAGE, WATER PIPES, PUMPS & ELEC  
FIRE FIGHTING SYSTEM  
SECURITY / CCTV SYSTEM  
WALKIE TALKIE  
SECURITY CHG  
SUNDRY EXPENSES  
TELEPHONE / BROADBAND  
TS ENERGY SAVING  
UNIFORM & LAUNDRY  
OWNERS' COMMITTEE EXP.

核數費  
銀行費用  
清潔費  
泥頭費  
折舊  
電費  
員工薪酬:  
薪金-保安  
強積金-保安  
薪金  
新金  
強積金  
節日裝飾  
傢俬設備  
園藝費  
地稅  
保險費  
專業費用  
法律費用  
專業費用  
維修保養:  
車場設備  
水電維修工程等等  
水電維修保養(廢聯戶)  
消防保養  
保安系統/閉路電視  
無線電對講機  
保安費  
什項支出  
電話費/上網  
TS節能管理  
制服及洗衣費  
業主立案法團費用  
經理費  
撥入維修基金  
總支出  
淨支出

	JAN.2022	FEB.2022	MAR.2022	APR.2022	MAY.2022	JUN.2022	JUL.2022	AUG.2022	SEP.2022	1-9/2022 TOTAL HK\$	1-9/2022 TOTAL HK\$
996.00	892.50	900.50	903.00	2,063.50	902.00	909.00	913.00	911.00	911.00	9,392.50	9,128.00
39,358.90	39,358.90	39,358.90	39,358.90	39,433.10	39,433.10	39,433.10	39,433.10	39,433.10	39,433.10	354,601.10	354,230.10
2,966.40	2,696.50	2,705.00	2,503.20	2,634.10	2,492.60	2,638.70	2,538.60	2,688.50	2,688.50	23,863.60	23,375.10
42,517.66	39,579.79	44,392.90	43,625.45	42,530.53	41,044.85	42,832.49	45,504.01	41,041.45	41,041.45	383,069.13	381,672.17
1,342.77	1,620.26	1,577.63	1,537.64	1,507.87	1,417.44	1,524.89	1,584.33	1,762.35	1,762.35	13,875.18	12,890.58
39,645.44	38,425.23	48,125.21	49,191.38	49,604.71	49,943.36	49,730.19	51,148.29	66,942.09	66,942.09	442,755.90	494,726.01
892.26	850.74	913.71	892.13	1,670.73	981.74	1,560.27	1,204.94	1,440.94	1,440.94	10,407.42	9,189.07
8,032.18						1,386.57				9,418.75	9,371.93
4,383.45	4,383.45	4,383.45	4,383.45	4,383.45	4,383.45	4,383.45	4,383.45	4,383.45	4,383.45	39,451.05	40,607.05
			13,000.00			133.38			1,200.00	14,333.38	20,840.00
133.39	1,333.39	133.39	133.39	133.39	133.39	1,933.39	133.39	133.39	3,733.39	7,800.51	1,200.51
625.97	11.73	2,770.55	64.80	64.80	64.80	1,196.00	1,223.00	68.00	68.00	6,667.45	5,398.13
907.03	907.03	1,813.03	907.03	907.03	907.03	906.00	907.03	907.03	907.03	8,161.21	8,161.21
1,058.00				12.00				666.00	666.00	1,736.00	7,682.00
17,000.00	17,000.00	17,000.00	17,000.00	17,000.00	17,000.00	17,000.00	17,000.00	17,000.00	17,000.00	153,000.00	153,000.00
159,861.45	146,152.49	164,074.27	173,512.37	161,933.21	160,668.13	164,880.86	165,973.14	182,177.26	182,177.26	1,478,533.18	1,531,471.86
7,993.07	7,307.62	8,203.71	8,675.62	8,096.66	8,033.41	8,209.04	8,298.66	9,108.86	9,108.86	73,926.65	76,573.60
7,993.07	7,307.62	8,203.71	8,675.62	8,096.66	8,033.41	8,209.04	8,298.66	9,108.86	9,108.86	73,926.65	76,573.60
175,847.59	160,767.73	180,481.69	190,863.61	178,126.53	176,734.95	180,598.94	182,570.46	200,394.98	200,394.98	1,626,386.48	1,684,619.06
175,847.59	160,767.73	180,481.69	190,863.61	178,126.53	176,734.95	180,598.94	182,570.46	200,394.98	200,394.98	1,626,386.48	1,684,619.06
17,584.76	16,076.77	18,048.17	19,086.36	17,812.65	17,673.50	18,059.89	18,257.05	20,039.50	20,039.50	162,638.65	168,461.91
26,377.14	24,115.16	27,072.25	28,629.54	26,718.98	26,510.24	27,089.84	27,385.57	30,059.25	30,059.25	243,957.97	252,692.84
128,368.74	117,360.44	131,751.63	139,330.44	130,032.37	129,016.51	131,837.23	133,276.44	146,288.34	146,288.34	1,187,262.13	1,229,771.91
3,516.95	3,215.36	3,609.64	3,817.27	3,562.53	3,534.70	3,611.98	3,651.40	4,007.89	4,007.89	32,527.73	33,692.40
175,847.59	160,767.73	180,481.69	190,863.61	178,126.53	176,734.95	180,598.94	182,570.46	200,394.98	200,394.98	1,626,386.48	1,684,619.06

APPORTIONMENT OF COMMON AREA EXPENSES: 公共地方費用分攤  
DOMESTIC UNITS (10%) 住宅  
CAR PARKS (15%) 車庫  
COMMERCIAL COMPLEX (73%) 商場  
RETAINED AREAS (2%) 休憩, 運動地方



