

**BELAIR GARDENS 富豪花園**  
**STATEMENT OF FINANCIAL POSITION**  
**財務狀況表 - 30.11.2022**

		<u>UNAUDITED</u> HK\$	31/12/2021 <u>AUDITED</u> 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
		<u>686,446.50</u>	<u>684,625.50</u>
<b>CURRENT ASSETS</b>	<b>流動資產</b>		
Inventories	存貨	10,288.40	-
Management fee income receivable	應收管理費	2,418,977.00	1,280,416.00
Other receivable	其他應收帳款	10,089.65	4,325.15
Amount due from the building manager	管理公司往來帳	58,191.75	-
Fixed deposits	銀行定期存款	48,766,407.49	41,369,751.39
Bank balance	銀行結餘	5,433,667.28	5,437,319.39
Cash in hand	現金結餘	17,667.00	15,006.00
		<u>56,715,288.57</u>	<u>48,106,817.93</u>
<b>CURRENT LIABILITIES</b>	<b>流動負債</b>		
Accrued expenses	應付款項	4,528,067.82	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	930,100.00	915,100.00
Debris removal deposits received	清泥頭按金	426,000.00	417,000.00
Management fee income received in advance	預繳管理費	528,792.00	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	59,000.00	-
Property tax payable	應付物業稅	202,788.00	184,968.00
		<u>6,777,747.82</u>	<u>5,082,749.84</u>
<b>NET CURRENT ASSETS</b>	<b>淨流動資產</b>	<u>49,937,540.75</u>	<u>43,024,068.09</u>
<b>NET ASSETS</b>	<b>淨資產</b>	<u>50,623,987.25</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	5,204,679.98	5,163,219.98
Public utility deposits received	公共水電按金	671,580.74	670,580.74
Sinking fund	維修基金	28,367,640.35	26,723,219.39
Accumulated surplus / (deficit) *	累積盈餘 / (赤字) *	16,380,086.18	11,151,673.48
<b>TOTAL EQUITY</b>	<b>權益總額</b>	<u>50,623,987.25</u>	<u>43,708,693.59</u>

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

Authorized Signature  
29th December, 2022



ST11  
 RELAIR GARDENS  
 Accumulated Surplus / (Deficit) as at 30.11.2022

	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	1,275,053.24	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	1,143,904.65	2,496,439.10	1,910,122.16	24,809,699.91
Add: T/R from MGT Fee for the year 2021:	85,182.38	83,127.42	85,378.83	88,640.16	89,292.30	86,011.03	84,317.91	88,441.55	97,500.69	88,739.08	83,693.28	82,949.10	89,220.49	92,055.24	1,235,449.46	214,743.59	228,972.02	132,746.49	101,607.92	1,913,519.48
Balance as at 31/12/2021	1,410,787.68	1,358,180.66	1,357,588.70	1,369,869.81	1,318,581.35	1,328,882.27	1,324,402.41	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 1-11/2022:	82,179.03	75,691.89	79,851.40	78,386.51	70,438.01	72,398.72	73,287.73	70,935.52	88,189.92	74,376.40	72,864.96	74,530.52	77,609.20	83,878.02	1,074,276.83	186,053.95	181,164.67	112,267.20	90,658.41	1,644,420.95
Balance as at 30/11/2022	1,492,966.71	1,433,872.55	1,436,440.10	1,448,256.32	1,389,019.36	1,401,280.99	1,398,200.14	1,432,058.43	1,469,437.31	1,468,846.21	1,293,052.30	1,335,083.29	1,444,431.85	1,433,455.58	19,886,860.14	2,082,897.69	1,553,041.34	2,741,452.79	2,102,388.49	28,367,640.35

Since 1 May 1988, 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 is financed by a contribution of 5% of the net annual gross charges and expenses of or on the initial provision for any/or in respect of such contingencies as the Board of Directors shall deem fit. Sinking fund contributions are calculated at 5% (2021:5%) on total expenditure before Building Manager's remuneration of Building.



ST-11  
 BELAIR GARDENS  
 Accumulated Surplus / (Deficit) as at 30.11.2022

	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)	306,408.80	(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	289,540.59	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 1-11-2022:	303,533.15	271,425.95	276,650.73	249,082.61	354,355.02	409,098.47	438,941.88	553,758.51	(30,162.24)	245,261.76	167,421.15	294,997.65	83,937.36	(92,042.15)	3,516,265.85	326,397.82	1,385,749.03	5,228,412.70
Balance as at 30/11/2022	877,208.11	1,036,175.97	1,627,575.94	1,107,059.34	806,451.08	1,284,722.53	742,738.28	770,122.46	106,738.25	248,501.95	466,375.55	101,301.44	292,349.04	695,252.34	10,152,582.28	363,468.47	5,864,045.43	16,380,086.18





ST11  
BELAIR GARDENS  
CARPARK

STATEMENT OF COMPREHENSIVE INCOME  
(FORMERLY KNOWN AS INCOME STATEMENT)

(未經審核)  
富豪花園  
停車場  
綜合收支溢表  
(前稱收支報告表)

INCOME:

	JAN. 2022	FEB. 2022	MAR. 2022	APR. 2022	MAY. 2022	JUN. 2022	JUL. 2022	AUG. 2022	SEP. 2022	OCT. 2022	NOV. 2022	1-11-2022 TOTAL	1-11-2021 TOTAL
	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$
收入項目:													
AUDITED													
管理費收入	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	5,496,216.00	5,496,216.00
銀行利息收入	2,299.55	-	-	2,348.35	-	-	5,423.20	-	-	14,720.00	-	24,791.10	7,188.10
清潔費收入	300.00	180.00	300.00	240.00	240.00	240.00	180.00	240.00	240.00	240.00	300.00	2,760.00	2,760.00
保險費收入	-	-	-	-	-	-	-	-	-	-	-	-	-
保險業註冊-工資補貼	-	-	-	-	-	-	-	-	-	-	-	-	-
什項收入	1,140.00	320.00	1,140.00	1,855.00	320.00	1,530.00	2,670.00	2,350.00	2,970.00	1,240.00	640.00	16,155.00	34,545.65
電訊收入	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	6,700.00	13,500.00	13,500.00	148,500.00	157,850.00
源/收回物業稅	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(804.00)	(1,620.00)	(1,620.00)	(17,820.00)	(18,942.00)
	516,023.55	512,784.00	513,724.00	516,707.35	512,644.00	514,054.00	520,557.20	514,874.00	508,762.00	527,736.00	512,476.00	5,679,542.10	5,679,437.75
支項項目:													
雜費	59,038.38	59,038.38	59,038.38	59,038.38	59,270.95	59,270.95	59,270.95	59,270.95	59,033.45	59,258.45	59,258.45	650,787.67	651,081.23
清潔費	2,000.47	983.90	1,271.25	1,546.25	1,198.75	1,769.84	1,973.13	1,977.50	1,660.00	1,765.15	1,357.50	17,503.74	16,950.57
折舊	25,623.80	23,112.60	25,432.50	24,796.70	26,339.00	25,973.30	28,327.00	26,282.80	27,200.10	29,025.90	27,159.00	289,272.70	268,461.00
員工薪酬:													
薪金-保安	63,776.49	59,389.68	66,589.37	65,438.19	63,795.79	61,567.28	64,246.72	68,256.02	61,562.18	42,286.11	42,648.51	659,538.34	706,847.73
保安-保安	2,014.18	2,430.41	2,368.46	2,306.48	2,261.80	2,126.17	2,287.34	2,376.51	2,645.53	1,824.15	1,842.27	24,479.30	23,551.95
WATCHMEN/CARETAKERS' SALARIES	57,048.06	57,366.19	57,407.82	58,588.77	61,267.22	61,828.58	61,899.37	67,036.00	85,544.09	69,978.14	69,679.12	707,903.36	720,293.88
WATCHMEN/CARETAKERS' MPF	2,367.46	2,366.11	(112,947.57)	2,427.23	2,366.80	2,164.00	2,755.60	2,365.82	2,914.91	3,172.69	2,686.47	(87,360.48)	28,121.81
FESTIVAL DECORATION	79.65	-	2,970.00	245.00	80.00	14,204.00	-	-	-	56.25	-	17,174.00	10,130.00
FURNITURE, FIXTURE & EQUIPMENT	-	18.05	-	-	-	-	-	-	-	-	-	460.90	2,088.30
GARDENING EXP / LANDSCAPE	1,218.50	-	-	1,282.50	-	-	1,282.50	-	-	1,282.50	-	18.05	103.75
GOVERNMENT RENT	21,154.03	-	-	-	-	-	-	-	-	-	-	5,066.00	5,258.00
INSURANCE	-	-	-	-	-	-	-	-	-	-	-	21,154.03	21,474.25
LEGAL FEE	-	-	-	-	-	-	-	-	-	-	-	2,660.65	300.00
NOT OFFICE CHG.	-	-	-	-	-	-	-	-	-	-	-	126,110.99	120,516.90
PROFESSIONAL FEE	12,850.99	11,376.01	11,376.01	12,850.99	11,376.01	11,376.01	8,517.70	11,376.01	11,892.64	12,925.97	10,192.65	120,516.90	120,516.90
REPAIRS, RENOVALS & MAINTENANCE CHG OF:													
CP EQUIPMENT	7,938.00	3,438.00	12,538.00	3,438.00	3,438.00	3,438.00	9,238.00	3,438.00	10,438.00	3,438.00	3,850.00	64,630.00	160,223.00
DRAINAGE, WATER PIPES, PUMPS & ELEC., REPAIR WORKS	147,930.68	24,153.78	109,051.88	52,159.30	127,069.93	170,115.55	37,381.18	134,928.92	58,273.75	63,089.15	41,905.45	966,049.57	1,125,677.06
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEW)	5,562.50	5,562.50	5,562.50	5,562.50	5,562.50	5,562.50	5,562.50	5,937.50	5,937.50	5,937.50	5,937.50	62,687.50	61,187.50
FIRE FIGHTING SYSTEM	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	23,650.00	1,500.00	37,150.00	16,500.00
LIFTS	-	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY / CCTV SYSTEM	1,833.33	10,933.33	133.33	133.33	133.33	1,733.33	1,833.33	133.33	1,733.33	133.33	133.33	18,866.63	14,216.63
SMARTV SYSTEM	-	-	-	-	-	-	-	-	-	-	-	-	-
WALKIE TALKIE	-	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY CHG	-	-	-	-	-	-	-	-	-	-	-	-	-
SUNDRY EXPENSES	1,196.11	1,207.19	9,564.24	3,261.94	1,683.33	1,708.71	1,294.65	5,237.07	6,143.72	5,385.03	1,216.06	37,898.05	72,740.47
TELEPHONE / BROADBAND	108.76	41.28	176.26	108.76	108.76	108.76	108.76	108.76	108.73	133.91	86.73	1,199.46	3,198.50
T5 ENERGY SAVING	-	-	-	-	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	-	-	-	-	-	-	-	-	-	-	-	-	-
WATER FEE	-	-	-	-	10.15	-	30.55	-	-	-	-	40.70	-
EXPENSES:													
支小計:	413,601.39	261,397.41	252,030.43	297,944.94	367,482.32	424,446.96	287,511.30	390,225.19	336,585.93	323,242.23	289,453.04	3,623,291.16	4,033,207.63
管理費	20,680.07	13,069.87	12,601.52	14,867.25	18,372.62	21,222.35	14,376.57	19,511.26	16,829.30	16,162.11	13,472.65	181,164.57	201,660.39
撥入維修基金	20,680.07	13,069.87	12,601.52	14,867.25	18,372.62	21,222.35	14,376.57	19,511.26	16,829.30	16,162.11	13,472.65	181,164.57	201,660.39
撥入維修基金	26,377.14	24,115.16	27,072.25	28,629.54	26,718.98	26,510.24	27,089.84	27,985.57	30,059.25	30,541.01	24,673.79	306,582.58	306,582.58
更換樓層鐵閘	-	-	-	-	-	-	-	-	-	-	-	-	-
增帳/(收回)	481,338.67	311,652.31	304,305.72	385,208.98	430,916.54	493,401.92	343,352.28	456,633.28	400,303.78	386,107.46	321,072.13	4,284,793.07	4,742,110.99
總支出	34,684.88	201,131.69	209,418.28	160,998.37	81,927.46	20,852.08	177,204.92	58,240.72	108,488.22	141,628.54	191,403.87	1,385,749.03	937,336.76
本期盈餘/(赤字)	4,478,296.40	4,512,981.28	4,714,112.97	4,923,531.25	5,084,529.62	5,166,457.08	5,187,109.16	5,364,314.08	5,422,554.80	5,531,013.02	5,672,641.56	4,478,296.40	3,655,814.06
進一步由業權人	4,512,981.28	4,714,112.97	4,923,531.25	5,084,529.62	5,166,457.08	5,187,109.16	5,364,314.08	5,422,554.80	5,531,013.02	5,672,641.56	5,864,045.43	4,478,296.40	3,655,814.06
積存盈餘/(赤字)	-	-	-	-	-	-	-	-	-	-	-	5,864,045.43	4,993,140.82

ST11 BELAIR GARDENS  
RETAINED AREAS  
STATEMENT OF COMPREHENSIVE INCOME  
(FORMERLY KNOWN AS INCOME STATEMENT)

(未經審核)  
富麗花園  
保留及運動地方  
綜合收益表  
(前稱收支報告表)

INCOME:	JAN.2022	FEB.2022	MAR.2022	APR.2022	MAY.2022	JUN.2022	JUL.2022	AUG.2022	SEP.2022	OCT.2022	NOV.2022	1-11/2022 TOTAL HK\$	1-11/2021 TOTAL HK\$
BADMINTON INCOME	-	-	-	-	-	-	-	-	-	-	-	-	-
BICYCLE INCOME	-	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY CHG RECOVERED	-	-	-	-	-	-	-	-	-	-	-	-	-
INSURANCE COMPENSATION	-	-	-	-	-	-	-	-	-	-	-	-	-
LEGAL FEE RECOVERED	-	-	-	-	-	-	-	-	-	-	-	-	-
EMPLOYMENT SUPPORT SCHEME-WAGE SUBSIDIES	-	-	-	-	-	-	-	-	-	-	-	-	-
SUNDRY INCOME	140.00	30.00	100.00	-	-	-	-	197.00	60.00	100.00	-	115,950.00	99,450.00
SWIMMING POOL INCOME	-	-	-	-	-	-	-	-	-	-	-	-	-
TELECOM STATION INCOME	-	-	-	-	-	-	-	-	-	-	-	-	-
TENNIS COURT INCOME	140.00	30.00	100.00	-	-	114,300.00	1,650.00	197.00	60.00	100.00	-	116,577.00	99,730.00
LESS: EXPENSES													
AUDIT FEE	-	-	-	-	-	-	-	-	-	-	-	-	-
BANK CHARGES	-	-	-	-	-	-	-	-	-	-	-	-	-
CLEANING EXP	79,949.50	79,949.50	79,949.50	79,949.50	79,949.50	79,949.50	79,949.50	79,949.50	79,949.50	79,949.50	79,949.50	879,086.94	879,444.50
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	8,944.70	8,961.30	87,506.60	85,472.40
EMPLOYEE BENEFITS COST:													
SECURITY GUARDS' SALARIES	42,517.66	39,579.79	44,392.91	43,625.46	42,530.53	41,044.85	42,832.48	45,504.02	41,041.45	28,190.74	28,432.34	439,692.23	471,231.83
SECURITY GUARDS' W/F	1,342.77	1,620.27	1,677.64	1,337.65	1,507.87	1,417.45	1,524.89	1,584.34	1,762.35	1,216.10	1,228.16	16,319.51	15,701.33
WATCHMEN/CARETAKERS' SALARIES	18,790.15	17,572.91	27,272.89	26,339.06	24,873.94	24,626.25	24,406.91	25,679.29	38,890.18	23,674.19	26,566.73	318,411.50	318,411.50
WATCHMEN/CARETAKERS' W/F	639.52	598.12	598.12	639.51	1,417.79	931.22	920.14	974.12	1,176.97	854.78	972.49	9,785.76	8,255.37
FESTIVAL DECORATION	-	-	-	-	-	-	-	-	-	-	-	-	-
FURNITURE, FIXTURE & EQUIPMENT	-	-	-	-	-	-	-	-	-	-	-	-	-
GARDENING EXP/LANDSCAPE	-	-	-	-	-	-	-	-	-	-	-	-	-
INSURANCE	222.00	-	2,147.00	2,991.00	1,910.00	240.00	890.00	-	1,000.00	-	23,000.00	32,400.00	-
LEGAL FEE	13,643.08	-	-	-	-	-	-	-	-	-	-	13,643.08	-
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	72,550.00	12,300.00	429,444.38	455,417.90
DRAINAGE, WATER PIPES, PUMPS & ELEC. (RETAINED AREAS)	-	-	-	-	-	-	-	-	-	-	-	-	-
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	133.33	133.33	1,466.63	1,466.63
SWIMMING POOL	-	-	-	-	-	-	-	-	-	-	-	-	-
WALKIE-TALKIE	-	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY CHG	-	-	-	-	-	-	-	-	-	-	-	-	-
SUNDRY EXPENSES	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	2,231.16	791.16	19,319.88	12,408.46
TELEPHONE / BROADBAND	44.99	-	89.99	44.99	44.99	44.99	45.00	44.99	44.99	44.99	46.74	496.66	494.91
T5 ENERGY SAVING	-	-	-	-	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	-	-	-	-	-	-	-	-	-	-	-	-	-
WATER FEE	2,531.20	-	-	2,171.30	-	-	-	-	2,760.10	-	-	7,462.60	-
支出:	201,332.93	178,181.64	169,748.38	198,050.72	208,026.99	179,623.58	191,801.17	298,534.31	219,977.95	217,735.41	182,330.69	2,245,343.77	2,457,138.83
經理費	10,066.65	8,909.08	8,487.42	9,902.54	10,401.35	8,981.18	9,500.06	14,926.72	10,996.90	10,886.77	9,116.53	112,267.20	122,856.94
撥入維修基金	3,516.95	3,215.36	3,609.64	3,817.27	3,562.53	3,134.70	3,611.98	14,926.72	10,996.90	10,886.77	9,116.53	112,267.20	122,856.94
撥入公共地方費用分攤	224,983.18	199,215.16	190,332.86	221,673.07	232,392.22	201,120.64	214,595.27	332,039.15	245,983.64	243,581.08	203,853.59	2,509,767.86	2,743,597.09
總支出	(224,843.18)	(199,185.16)	(190,232.86)	(221,673.07)	(232,392.22)	(201,120.64)	(214,595.27)	(331,842.15)	(245,983.64)	(243,481.08)	(203,853.59)	(2,393,190.86)	(2,643,867.09)
NET EXPENSES	(84,343.18)	(70,155.16)	(80,262.86)	(114,723.07)	(117,841.72)	(91,820.64)	(103,064.89)	(134,875.15)	(185,983.64)	(140,931.08)	(91,553.59)	(1,226,613.86)	(1,644,137.15)
EXPENSES:													
MANAGER'S REMUNERATION (5%)	-	-	-	-	-	-	-	-	-	-	-	-	-
TRANSFER TO SINKING FUND (5%)	-	-	-	-	-	-	-	-	-	-	-	-	-
APPORTIONED COMMON AREAS EXP.	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	(84,343.18)	(70,155.16)	(80,262.86)	(114,723.07)	(117,841.72)	(91,820.64)	(103,064.89)	(134,875.15)	(185,983.64)	(140,931.08)	(91,553.59)	(1,226,613.86)	(1,644,137.15)
NET EXPENSES	(84,343.18)	(70,155.16)	(80,262.86)	(114,723.07)	(117,841.72)	(91,820.64)	(103,064.89)	(134,875.15)	(185,983.64)	(140,931.08)	(91,553.59)	(1,226,613.86)	(1,644,137.15)

十四 區根據業權份數分攤

EXPENSES:	JAN.2022	FEB.2022	MAR.2022	APR.2022	MAY.2022	JUN.2022	JUL.2022	AUG.2022	SEP.2022	OCT.2022	NOV.2022	1-11/2022 TOTAL HK\$	1-11/2021 TOTAL HK\$
BLOCK A	1,988	1,988	1,988	1,988	1,988	1,988	1,988	1,988	1,988	1,988	1,988	21,866.40	21,866.40
BLOCK B	1,988	1,988	1,988	1,988	1,988	1,988	1,988	1,988	1,988	1,988	1,988	21,866.40	21,866.40
BLOCK C	1,988	1,988	1,988	1,988	1,988	1,988	1,988	1,988	1,988	1,988	1,988	21,866.40	21,866.40
BLOCK D	1,988	1,988	1,988	1,988	1,988	1,988	1,988	1,988	1,988	1,988	1,988	21,866.40	21,866.40
BLOCK E	1,648	1,648	1,648	1,648	1,648	1,648	1,648	1,648	1,648	1,648	1,648	18,128.16	18,128.16
BLOCK F	1,648	1,648	1,648	1,648	1,648	1,648	1,648	1,648	1,648	1,648	1,648	18,128.16	18,128.16
BLOCK G	1,648	1,648	1,648	1,648	1,648	1,648	1,648	1,648	1,648	1,648	1,648	18,128.16	18,128.16
BLOCK H	1,648	1,648	1,648	1,648	1,648	1,648	1,648	1,648	1,648	1,648	1,648	18,128.16	18,128.16
BLOCK I	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	27,040.11	27,040.11
BLOCK J	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	27,040.11	27,040.11
BLOCK K	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	27,040.11	27,040.11
BLOCK L	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	27,040.11	27,040.11
BLOCK M	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	27,040.11	27,040.11
BLOCK N	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	27,040.11	27,040.11
BLOCK O	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	27,040.11	27,040.11
業權份數	29,292	29,292	29,292	29,292	29,292	29,292	29,292	29,292	29,292	29,292	29,292	341,521.28	341,521.28



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	SEP.2022	OCT.2022	NOV.2022	1-11/2022 TOTAL	1-11/2022 TOTAL
收入項目:													HK\$	HK\$
BANK INT. INC.	銀行利息收入	-	-	-	-	-	-	-	-	-	-	-	-	-
INSURANCE COMPENSATION	保險賠償	-	-	-	-	-	-	-	-	-	-	-	-	-
EMPLOYMENT SUPPORT SCHEME-WAGE SUBS	保就業計劃-工資補貼	-	-	-	-	-	-	-	-	-	-	-	-	-
SUNDRY INCOME	什項收入	-	-	-	-	-	-	-	-	-	-	-	-	-
LESS: EXPENSES	支出項目:													
AUDIT FEE	核數費	-	-	-	-	-	-	-	-	-	-	-	-	-
BANK CHARGES	銀行費用	988.00	892.50	900.50	903.00	2,063.50	902.00	909.00	913.00	911.00	945.50	916.50	11,254.50	11,101.00
CLEANING EXP.	清潔費	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	39,433.10	433,467.30	432,947.90
DERIS REMOVAL CHG.	泥頭費	-	-	-	-	-	-	-	-	-	-	-	-	-
DEPRECIATION	折舊	-	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY	電費	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	3,045.00	3,012.60	29,921.20	29,083.00
EMPLOYEE BENEFITS COST:	員工薪酬:													
SECURITY GUARDS' SALARIES	薪金-保安	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	28,190.73	28,432.34	439,692.20	471,231.83
SECURITY GUARDS' MPF	強積金-保安	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	1,216.10	1,228.18	16,319.46	15,701.29
WATCHMEN / CARETAKERS' SALARIES	薪金-保安	39,645.44	38,425.23	48,125.21	49,191.38	49,604.71	49,943.36	49,730.19	51,146.29	66,942.09	49,525.73	52,257.22	544,538.85	589,190.64
WATCHMEN / CNETAKERS' MPF	強積金	892.26	850.74	913.71	892.13	1,670.73	981.74	1,560.27	1,204.94	1,440.90	1,092.74	1,202.33	12,702.49	11,031.01
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	-	-	-	-	-	-	-	-	-	-	-	-	-
GARDENING EXP / LANDSCAPE	園藝費	-	-	-	-	-	-	-	-	-	-	-	-	-
GOVERNMENT RENT	地稅	8,032.18	-	-	-	-	1,386.57	-	-	-	-	-	-	9,418.75
INSURANCE	保險費	-	-	-	-	-	-	-	-	-	-	-	-	-
LEGAL FEE	訴訟費	-	-	-	-	-	-	-	-	-	-	-	-	-
PROFESSIONAL FEE	專業費用	-	-	-	-	-	-	-	-	-	-	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG (	維修保養:													
CP EQUIPMENT	電腦設備	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	4,908.75	60,622.00	49,373.95
DRAINAGE, WATER PIPES, PUMPS & ELEC	水電維修工程等	-	-	-	13,000.00	-	-	133.38	-	1,200.00	-	-	26,700.00	20,840.00
DRAINAGE, WATER PIPES, PUMPS & ELEC	水電維修保養(廣聯)	-	-	-	-	-	-	-	-	-	-	-	-	-
FIRE FIGHTING SYSTEM	消防保養	-	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY / CCTV SYSTEM	保安系統/閉路電視	133.39	1,333.39	133.39	133.39	133.39	133.39	1,933.39	133.39	3,733.39	133.39	133.39	8,067.29	1,467.29
WALKIE TALKIE	無線電對講機	-	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY CHG	保安費	-	-	-	-	-	-	-	-	-	-	-	-	-
SUNDRY EXPENSES	什項支出	625.97	11.73	2,770.55	64.80	64.80	642.60	1,196.00	1,223.00	68.00	645.50	68.00	7,380.95	5,994.63
TELEPHONE / BROADBAND	電話費/上網	907.03	-	1,813.03	907.03	907.03	907.03	906.00	907.03	907.03	907.03	945.69	10,013.93	9,975.27
T5 ENERGY SAVING	T5節能管	-	-	-	-	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	制服及洗衣費	-	-	-	-	-	-	-	-	-	-	-	-	-
OWNERS' COMMITTEE EXP.	業主立法團費用	1,058.00	-	-	12.00	-	-	-	-	666.00	-	-	1,736.00	7,706.00
EXPENSES:	支出:	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	17,000.00	187,000.00	187,000.00
MANAGER'S REMUNERATION (5%)	經理費	159,861.45	146,152.49	164,074.27	173,512.37	161,933.21	160,668.13	164,180.86	165,973.14	182,177.26	185,097.02	149,538.10	1,813,168.30	1,852,015.74
TRANSFER TO SINKING FUND (5%)	撥入維修基金	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	9,254.85	7,476.91	90,658.41	92,600.80
TOTAL EXPENSES	總支出	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	203,606.72	164,491.92	1,994,485.12	2,037,217.34
NET EXPENSES	淨支出	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	203,606.72	164,491.92	1,994,485.12	2,037,217.34
APPORTIONMENT OF COMMON AREA EXPENSES:公共地方費用分攤														
DOMESTIC UNITS	住宅	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	20,360.67	16,449.19	199,448.51	203,721.73
CAR PARKS	車場	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	30,541.01	24,673.79	299,172.77	305,582.58
COMMERCIAL COMPLEX	商場	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	146,632.91	120,079.10	1,455,974.14	1,487,168.65
RETAINED AREAS	休憩/填地地方	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	4,072.13	3,289.84	39,889.70	40,774.38

ST11  
BELAIR GARDENS  
COMMERCIAL CENTRE  
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	OCT.2022	NOV.2022	1-11/2021 TOTAL HK\$
<b>INCOME:</b>												
收入項目:												
AUDITED												
管理費收入	498,648.00	498,648.00	498,648.00	498,648.00	498,648.00	498,648.00	498,648.00	498,648.00	498,648.00	498,648.00	498,648.00	5,485,126.00
銀行利息收入	2,299.55	-	-	2,346.29	-	-	5,423.26	-	-	14,719.90	-	24,791.00
D.A.C.H.G. RECOVERED	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY CHG. RECOVERED	-	-	-	-	-	-	-	-	-	-	-	-
INSURANCE COMPENSATION	-	-	-	-	-	-	-	-	-	-	-	-
LEGAL FEE RECOVERED	-	-	-	-	-	-	-	-	-	-	-	-
EMPLOYMENT SUPPORT SCHEME-WAGE SUBSIDIES	-	-	-	-	-	-	-	-	-	-	-	-
SUNDRY INCOME	7.50	-	-	125.00	-	-	-	7.50	-	4,000.00	4,000.00	8,140.00
TELECOM STATION INCOME	33,350.00	33,350.00	33,350.00	33,350.00	33,350.00	33,350.00	33,350.00	33,350.00	25,700.00	32,500.00	32,500.00	357,500.00
LESS: PROPERTY TAX ON TELECOM INC.	-	-	-	-	-	-	-	-	-	-	-	-
WATER CHG. RECOVERED	-	-	-	-	-	-	-	-	-	-	-	-
	534,305.05	531,998.00	531,998.00	534,471.29	531,998.00	531,998.00	537,421.26	532,005.50	524,348.00	549,867.90	535,148.00	5,875,559.00
<b>LESS: EXPENSES</b>												
支出項目:												
AUDIT FEE	-	-	-	-	-	-	-	-	-	-	-	-
核數費	-	-	-	-	-	-	-	-	-	-	-	-
CLEANING EXP.	76,619.62	50,469.62	60,724.88	66,669.62	43,865.89	45,545.89	58,070.89	54,326.41	68,128.39	44,357.39	57,123.39	626,101.99
DEBRIS REMOVAL CHG.	2,000.45	984.00	1,271.25	1,546.25	1,198.75	1,769.90	1,973.05	1,977.50	1,660.00	1,765.25	1,357.50	17,503.90
DEPRECIATION	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY	40,870.20	36,553.00	38,357.60	43,914.10	58,976.70	50,691.50	70,136.90	69,849.70	76,841.80	60,008.40	50,732.90	596,932.80
EMPLOYEE BENEFITS COST:												
SECURITY GUARDS' SALARIES	21,258.82	19,789.89	22,196.46	21,812.73	21,265.26	20,522.43	21,416.24	22,752.01	20,520.73	14,095.37	14,216.17	219,846.11
SECURITY GUARDS' MPF	671.39	810.14	788.82	768.83	753.93	708.72	762.45	792.17	881.18	608.05	614.09	8,159.77
WATCHMEN/CAMERAMEN'S SALARIES	51,752.70	51,714.31	51,755.44	52,936.83	51,736.57	51,713.92	51,775.84	56,762.12	72,335.82	59,201.53	59,166.78	611,056.86
WATCHMEN/CAMERAMEN'S MPF	2,084.69	2,063.52	(113,230.17)	2,144.65	2,083.87	2,083.50	2,085.45	2,105.01	2,613.19	2,903.63	2,425.55	(90,617.11)
FESTIVAL DECORATION	-	-	2,574.00	-	8,524.00	-	-	-	-	-	-	11,098.00
FURNITURE, FIXTURE & EQUIPMENT	79.69	-	244.98	80.00	-	-	-	-	-	56.25	-	460.92
GARDENING EXP / LANDSCAPE	2,928.50	-	-	2,992.50	-	-	2,887.50	-	-	2,992.50	-	11,801.00
INSURANCE	29,150.13	-	-	-	-	-	-	-	-	-	-	12,593.00
LEGAL FEE	-	-	-	-	-	-	-	-	-	-	-	29,505.26
MGT OFFICE CHG.	-	-	-	2,660.65	-	-	-	-	-	-	-	2,660.65
PROFESSIONAL FEE	12,850.99	11,376.01	11,376.01	12,850.99	11,376.01	11,376.01	8,517.70	11,376.01	11,892.64	12,925.97	10,192.65	126,110.99
REPAIRS, RENOVALS & MAINTENANCE CHG OF:												
維修保養:												
AIR-CONDITIONING	16,530.00	16,530.00	54,500.00	16,530.00	16,530.00	117,530.00	16,530.00	16,530.00	16,530.00	16,530.00	89,330.00	393,630.00
DIESEL GENERATOR	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	14,300.00
DRAINAGE, WATER PIPES, PUMPS & ELEC. REPAIR WORKS	22,410.48	8,237.02	16,041.80	107,779.38	80,469.11	9,865.63	45,405.26	163,980.94	68,883.75	38,076.19	27,152.37	590,304.56
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEW)	5,562.50	5,562.50	5,562.50	5,562.50	5,562.50	5,562.50	5,562.50	5,562.50	5,562.50	5,562.50	5,562.50	62,687.50
FIRE FIGHTING SYSTEM	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	88,000.00
LIFTS	22,150.00	22,150.00	22,150.00	22,150.00	22,150.00	40,950.00	22,150.00	22,150.00	22,150.00	22,150.00	22,150.00	262,450.00
SECURITY / CCTV SYSTEM	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	1,466.63
SMART SYSTEM	-	-	-	-	-	-	-	-	-	-	-	-
SWIMMING POOL	-	-	-	-	-	-	-	-	-	-	-	-
WALKIE TALKIE	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY CHG	-	-	-	-	-	-	-	-	-	-	-	-
SUNDRY EXPENSES	6,100.73	5,687.10	4,097.48	859.31	59,208.83	11,633.93	4,651.21	13,035.73	11,913.76	4,406.09	1,588.21	123,202.38
TELEPHONE / BROADBAND	63.74	41.24	86.24	63.74	63.74	63.74	63.74	63.74	63.75	88.93	40.02	702.63
TS ENERGY SAVING	-	-	-	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	-	-	-	-	-	-	-	-	-	-	-	-
WATER FEE	2,621.30	233,439.81	187,715.64	371,120.40	385,741.56	387,975.00	321,482.69	451,077.17	392,400.74	295,556.38	369,460.46	3,721,079.13
EXPENSES:												
支出小計:												
MANAGER'S REMUNERATION (5%)	16,256.96	11,671.99	9,885.78	18,556.02	19,287.08	19,398.75	16,072.63	22,553.86	19,620.04	14,777.82	18,473.02	186,053.95
TRANSFER TO SINKING FUND (5%)	128,368.74	117,960.44	131,751.63	139,330.44	130,032.37	129,016.51	131,837.23	133,276.44	146,286.34	146,632.91	120,079.10	1,487,166.65
APPORTIONMENT OF COMMON AREAS EXP.	-	-	-	-	-	-	-	-	-	-	-	-
REPAIRS	485,021.92	374,144.23	339,238.83	577,562.88	554,346.11	555,789.01	485,435.18	629,461.33	577,929.16	473,744.93	526,485.60	5,549,161.18
TOTAL EXPENSES	48,283.13	157,853.77	193,759.17	(1,091.59)	(22,350.11)	(23,791.01)	51,986.08	(97,455.83)	(53,581.16)	76,122.97	6,682.40	326,397.82
SURPLUS / (DEFICIT) FOR THE PERIOD	37,020.65	85,943.78	243,197.55	456,956.72	423,865.13	401,515.02	377,724.01	429,710.09	332,254.26	278,673.10	354,796.07	37,050.65
FURTHER CONTRIBUTED BY LANDLORD	-	-	-	-	-	-	-	-	-	-	-	-
RETAINED SURPLUS / (DEFICIT)	37,020.65	85,943.78	243,197.55	456,956.72	423,865.13	401,515.02	377,724.01	429,710.09	332,254.26	278,673.10	354,796.07	37,050.65
FIRE SERVICES WORKS	-	-	-	-	-	-	-	-	-	-	-	-
ACCUMULATED SURPLUS / (DEFICIT)	85,343.78	243,197.55	436,956.72	423,865.13	401,515.02	377,724.01	429,710.09	332,254.26	278,673.10	354,796.07	353,458.47	176,404.43
1-11/2021 TOTAL HK\$												
5,485,126.00												5,485,126.00
7,188.02												7,188.02
24,791.00												24,791.00
4,000.00												4,000.00
357,500.00												357,500.00
8,140.00												8,140.00
5,861,244.47												5,861,244.47

ST11 BELAIR GARDENS COMMERCIAL CENTRE