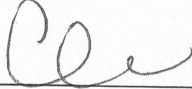


BELAIR GARDENS 富豪花園  
STATEMENT OF FINANCIAL POSITION  
財務狀況表 - 31.01.2023

		UNAUDITED HK\$	31/12/2022 UNAUDITED HK\$
<b>NON-CURRENT ASSETS</b>	<b>非流動資產</b>		
Plant & equipment	傢俬、機械和設備	13,777.50	13,777.50
Public utility deposits outward	公共按金	652,079.00	652,079.00
		665,856.50	665,856.50
<b>CURRENT ASSETS</b>	<b>流動資產</b>		
Inventories	存貨	23,140.40	37,080.40
Management fee income receivable	應收管理費	3,444,092.00	2,870,637.00
Other receivable	其他應收帳款	14,255.27	11,226.35
Amount due from the building manager	管理公司往來帳	109,037.95	469,745.68
Fixed deposits	銀行定期存款	51,304,197.09	50,766,407.49
Bank balance	銀行結餘	3,028,214.28	2,829,908.47
Cash in hand	現金結餘	49,228.00	75,763.00
		57,972,164.99	57,060,768.39
<b>CURRENT LIABILITIES</b>	<b>流動負債</b>		
Accrued expenses	應付款項	5,335,606.67	5,690,471.66
Amount due to the building manager	管理公司往來帳	-	-
Decoration deposits received	裝修按金	900,100.00	903,100.00
Debris removal deposits received	清泥頭按金	396,000.00	399,000.00
Management fee income received in advance	預繳管理費	896,442.00	518,819.00
Telecom station licence fee deposit received	電訊站按金	90,100.00	90,100.00
Temporary receipt	暫收款	-	1,500.00
Property tax payable	應付物業稅	206,028.00	204,408.00
		7,824,276.67	7,807,398.66
<b>NET CURRENT ASSETS</b>	<b>淨流動資產</b>	50,147,888.32	49,253,369.73
<b>NET ASSETS</b>	<b>淨資產</b>	50,813,744.82	49,919,226.23
<b>BUILDING OWNERS' FUNDS</b>	<b>大廈業主資金分列</b>		
Management fee deposits received	管理費按金	5,206,573.98	5,207,075.98
Public utility deposits received	公共水電按金	671,580.74	671,780.74
Sinking fund	維修基金	28,744,159.95	28,578,477.17
Accumulated surplus / (deficit) *	累積盈餘 / (赤字) *	16,191,430.15	15,461,892.34
<b>TOTAL EQUITY</b>	<b>權益總額</b>	50,813,744.82	49,919,226.23

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

  
Authorized Signature  
27th February, 2023



**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**  
**(前稱收支報告表)**

INCOME :	收入項目:	JAN.2023	1/2023	1/2022
		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	33,611.85	33,611.85	2,299.55
D.R.CHG.RECOVERED	清泥頭費收入	-	-	-
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	保就業計劃-工資補貼	-	-	-
SUNDRY INCOME	什項收入	-	-	7.50
TELECOM STATION INCOME	電訊站收入	31,550.00	31,550.00	33,350.00
LESS : PROPERTY TAX ON TELECOM INC.	減/收回物業稅	-	-	-
WATER CHG. RECOVERED	水費收入	-	-	-
		563,809.85	563,809.85	534,305.05
<b>LESS : EXPENSES</b>	<b>支出項目:</b>			
AUDIT FEE	核數費	-	-	-
CLEANING EXP.	清潔費	55,158.39	55,158.39	76,619.62
DEBRIS REMOVAL CHG.	清泥頭費	2,640.80	2,640.80	2,000.45
DEPRECIATION	折舊	-	-	-
ELECTRICITY	電費	42,147.10	42,147.10	40,870.20
EMPLOYEE BENEFITS COST :	員工薪酬:			-
SECURITY GUARDS' SALARIES	薪金-保安	19,705.38	19,705.38	21,258.82
SECURITY GUARDS' MPF	強積金-保安	741.20	741.20	671.39
WATCHMEN/CARETAKERS' SALARIES	薪金	59,223.78	59,223.78	51,752.70
WATCHMEN/CARETAKERS' MPF	強積金	2,427.64	2,427.64	2,084.69
FESTIVAL DECORATION	節日裝飾	-	-	-
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	-	-	79.69
GARDENING EXP / LANDSCAPE	園藝費	-	-	-
GOVERNMENT RENT	地稅	2,992.50	2,992.50	2,928.50
INSURANCE	保險費	30,870.62	30,870.62	29,150.13
LEGAL FEE	訴訟費	-	-	-
MGT OFFICE CHG.	管理處支出	12,335.30	12,335.30	12,850.99
PROFESSIONAL FEE	專業費用	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG OF:	維修保養:			-
AIR-CONDITIONING	冷氣費	17,370.00	17,370.00	16,530.00
DIESEL GENERATOR	發電機	1,300.00	1,300.00	1,300.00
DRAINAGE, WATER PIPES, PUMPS & ELEC.,REPAIR WORKS	水電維修工程等等	45,181.16	45,181.16	22,410.48
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEN)	水電保養費(廣聯月費)	5,937.50	5,937.50	5,562.50
FIRE FIGHTING SYSTEM	消防保養	8,000.00	8,000.00	8,000.00
LIFTS	升降機	22,150.00	22,150.00	22,150.00
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	1,484.24	1,484.24	6,100.73
TELEPHONE / BROADBAND	電話費/上網	88.93	88.93	63.74
T5 ENERGY SAVING	T5節能管	-	-	-
UNIFORM & LAUNDRY	制服及洗衣費	-	-	-
WATER FEE	水費	1,513.10	1,513.10	2,621.30
<b>EXPENSES :</b>	<b>支出小計:</b>	<b>331,400.97</b>	<b>331,400.97</b>	<b>325,139.26</b>
MANAGER'S REMUNERATION (5%)	經理費	16,570.05	16,570.05	16,256.96
TRANSFER TO SINKING FUND (5%)	撥入維修基金	16,570.05	16,570.05	16,256.96
APPORTIONMENT OF COMMON AREAS EXP.	公共地方費用分攤	138,658.30	138,658.30	128,368.74
REPAIRS	更換樓層鐵窗	-	-	-
<b>TOTAL EXPENSES</b>	<b>總支出</b>	<b>503,199.37</b>	<b>503,199.37</b>	<b>486,021.92</b>
SURPLUS / (DEFICIT) FOR THE PERIOD	本期盈餘/(赤字)	60,610.48	60,610.48	48,283.13
FURTHER CONTRIBUTED BY LANDLORD	赤字收入	-	-	-
RETAINED SURPLUS / (DEFICIT)	承上年度結存	329,650.05	329,650.05	37,060.65
FIRE SERVICES WORKS	消防改善工程	-	-	-
ACCUMULATED SURPLUS / (DEFICIT)	累積盈餘/(赤字)	390,260.53	390,260.53	85,343.78

**ST11**  
**BELAIR GARDENS**  
**CARPARK**  
**STATEMENT OF COMPREHENSIVE INCOME**  
**(FORMERLY KNOWN AS INCOME STATEMENT)**

(未經審核)  
**富豪花園**  
**停車場**  
**綜合收益表**  
**(前稱收支報告表)**

INCOME :	收入項目:	JAN.2023	1/2023	1/2022
		AUDITED	TOTAL	TOTAL
			HK\$	HK\$
MANAGEMENT FEE	管理費收入	499,656.00	499,656.00	499,656.00
BANK INTEREST INCOME	銀行利息收入	33,611.85	33,611.85	2,299.55
D.R.CHG.RECOVERED	清泥頭費收入	-	-	-
ELECTRICITY CHG. RECOVERED	電費收入	180.00	180.00	300.00
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	90,750.00	90,750.00	1,140.00
TELECOM STATION INCOME	電訊站收入	13,500.00	13,500.00	14,350.00
LESS : PROPERTY TAX ON TELECOM INC.	減 / 收回物業稅	(1,620.00)	(1,620.00)	(1,722.00)
		636,077.85	636,077.85	516,023.55
<b>LESS : EXPENSES</b>	<b>支出項目:</b>			
AUDIT FEE	核數費	-	-	-
CLEANING EXP.	清潔費	59,033.45	59,033.45	59,038.38
DEBRIS REMOVAL CHG.	清泥頭費	2,640.78	2,640.78	2,000.47
DEPRECIATION	折舊	-	-	-
ELECTRICITY	電費	27,977.00	27,977.00	25,623.80
EMPLOYEE BENEFITS COST :	員工薪酬:			-
SECURITY GUARDS' SALARIES	薪金 - 保安	59,116.13	59,116.13	63,776.49
SECURITY GUARDS' MPF	強積金 - 保安	2,223.59	2,223.59	2,014.18
WATCHMEN/CARETAKERS' SALARIES	薪金	68,024.46	68,024.46	57,408.06
WATCHMEN/CARETAKERS' MPF	強積金	2,696.88	2,696.88	2,367.46
FESTIVAL DECORATION	節日裝飾	-	-	-
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	-	-	79.65
GARDENING EXP / LANDSCAPE	園藝費	-	-	-
GOVERNMENT RENT	地稅	1,282.50	1,282.50	1,218.50
INSURANCE	保險費	22,306.00	22,306.00	21,154.03
LEGAL FEE	訴訟費	-	-	-
MGT OFFICE CHG.	管理處支出	12,335.30	12,335.30	12,850.99
PROFESSIONAL FEE	專業費用	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG OF:	維修保養:			-
CP EQUIPMENT	車場設備	3,644.00	3,644.00	7,938.00
DRAINAGE, WATER PIPES, PUMPS & ELEC.,REPAIR WORKS	水電維修工程等等	149,007.00	149,007.00	147,930.68
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEN)	水電保養費(廣聯月費)	5,937.50	5,937.50	5,562.50
FIRE FIGHTING SYSTEM	消防保養	1,500.00	1,500.00	1,500.00
LIFTS	升降機	-	-	-
SECURITY / CCTV SYSTEM	保安系統/閉路電視	5,533.33	5,533.33	1,833.33
SMATV SYSTEM	衛星電視	-	-	-
WALKIE TALKIE	無線電對講機	-	-	-
SECURITY CHG	保安費	-	-	-
SUNDRY EXPENSES	什項支出	1,887.66	1,887.66	1,196.11
TELEPHONE / BROADBAND	電話費/上網	133.91	133.91	108.76
T5 ENERGY SAVING	T5節能管	-	-	-
UNIFORM & LAUNDRY	制服及洗衣費	-	-	-
WATER FEE	水費	-	-	-
EXPENSES :	支出小計 :	425,279.49	425,279.49	413,601.39
MANAGER'S REMUNERATION (5%)	經理費	21,263.97	21,263.97	20,680.07
TRANSFER TO SINKING FUND (5%)	撥入維修基金	21,263.97	21,263.97	20,680.07
APPORTIONMENT OF COMMON AREAS EXP.	公共地方費用分攤	28,491.43	28,491.43	26,377.14
REPAIRS	更換樓層鐵窗	-	-	-
BAD DEBT / (WRITTEN BACK)	壞賬/(收回)	-	-	-
TOTAL EXPENSES	總支出	496,298.86	496,298.86	481,338.67
SURPLUS / (DEFICIT) FOR THE PERIOD	本期盈餘/(赤字)	139,778.99	139,778.99	34,684.88
FURTHER CONTRIBUTED BY OWNERS	赤字收入	-	-	-
RETAINED SURPLUS / (DEFICIT)	承上年度結存	5,833,333.20	5,833,333.20	4,478,296.40
ACCUMULATED SURPLUS / (DEFICIT)	累積盈餘/(赤字)	5,973,112.19	5,973,112.19	4,512,981.28



**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 :	收入項目:	JAN.2023	1/2023	1/2022
			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	-	-	140.00
SWIMMING POOL INCOME	泳池費收入	-	-	-
TELECOM STATION INCOME	電訊發射台收入	-	-	-
TENNIS COURT INCOME	網球費收入	-	-	-
		-	-	140.00
LESS : EXPENSES	支出項目:			
AUDIT FEE	核數費	-	-	-
BANK CHARGES	銀行費	-	-	-
CLEANING EXP	清潔費	79,898.42	79,898.42	79,949.50
DEBRIS REMOVAL CHG.	泥頭費	-	-	-
DEPRECIATION	折舊	-	-	-
ELECTRICITY	電費	9,309.90	9,309.90	8,405.40
EMPLOYEE BENEFITS COST :	員工薪酬:			
SECURITY GUARDS' SALARIES	薪金-保安	39,410.75	39,410.75	42,517.66
SECURITY GUARDS' MPF	強積金-保安	1,482.39	1,482.39	1,342.77
WATCHMEN/CARETAKERS' SALARIES	薪金	26,488.79	26,488.79	18,790.15
WATCHMEN/CARETAKERS' MPF	強積金	979.48	979.48	639.52
FESTIVAL DECORATION	節日裝飾	-	-	-
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	-	-	-
GARDENING EXP/LANDSCAPE	園藝費	-	-	222.00
INSURANCE	保險費	14,305.64	14,305.64	13,643.08
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	10,548.00	10,548.00	31,900.00
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	-	-	-
WALKIE TALKIE	無線電對講機	-	-	-
SECURITY CHG	保安費	-	-	-
SUNDRY EXPENSES	什項支出	1,387.43	1,387.43	1,213.33
TELEPHONE / BROADBAND	電話費/上網	44.99	44.99	44.99
T5 ENERGY SAVING	T5節能管	-	-	-
UNIFORM & LAUNDRY	制服	-	-	-
WATER FEE	水費	3,815.40	3,815.40	2,531.20
EXPENSES :	支出:	187,804.52	187,804.52	201,332.93
MANAGER'S REMUNERATION (5%)	經理費	9,390.23	9,390.23	10,066.65
TRANSFER TO SINKING FUND (5%)	撥入維修基金	9,390.23	9,390.23	10,066.65
APPORTIONED COMMON AREAS EXP.	公共地方費用分攤	3,798.86	3,798.86	3,516.95
TOTAL EXPENSES	總支出	210,383.84	210,383.84	224,983.18
NET EXPENSES	淨支出	(210,383.84)	(210,383.84)	(224,843.18)
APPORTIONMENT OF RETAINED AREAS EXPENSES:				
BLOCK A	1,988	(14,278.41)	(14,278.41)	(15,259.74)
BLOCK B	1,988	(14,278.41)	(14,278.41)	(15,259.74)
BLOCK C	1,988	(14,278.41)	(14,278.41)	(15,259.74)
BLOCK D	1,988	(14,278.41)	(14,278.41)	(15,259.74)
BLOCK E	1,648	(11,836.43)	(11,836.43)	(12,649.92)
BLOCK F	1,648	(11,836.43)	(11,836.43)	(12,649.92)
BLOCK G	1,648	(11,836.43)	(11,836.43)	(12,649.92)
BLOCK H	1,648	(11,836.43)	(11,836.43)	(12,649.92)
BLOCK I	2,458	(17,654.09)	(17,654.09)	(18,867.42)
BLOCK J	2,458	(17,654.09)	(17,654.09)	(18,867.42)
BLOCK K	2,458	(17,654.09)	(17,654.09)	(18,867.42)
BLOCK L	2,458	(17,654.09)	(17,654.09)	(18,867.42)
BLOCK M	2,458	(17,654.09)	(17,654.09)	(18,867.42)
BLOCK N	2,458	(17,654.03)	(17,654.03)	(18,867.44)
業權份數	29,292	(210,383.84)	(210,383.84)	(224,843.18)

十四座根據業權份數分攤



**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

<u>INCOME :</u>	<u>收入項目:</u>	<u>JAN.2023</u>	<u>1/2023</u>	<u>1/2022</u>
			<u>TOTAL</u>	<u>TOTAL</u>
			<u>HK\$</u>	<u>HK\$</u>
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	-	-	-
SUNDRY INCOME	什項收入	-	-	-
		-	-	-
<b>LESS : EXPENSES</b>	<b>支出項目:</b>			
AUDIT FEE	核數費	-	-	-
BANK CHARGES	銀行費用	919.50	919.50	998.00
CLEANING EXP.	清潔費	39,433.10	39,433.10	39,358.90
DEBRIS REMOVAL CHG.	泥頭費	-	-	-
DEPRECIATION	折舊	-	-	-
ELECTRICITY	電費	3,153.00	3,153.00	2,966.40
EMPLOYEE BENEFITS COST :	員工薪酬 :			-
SECURITY GUARDS' SALARIES	薪金 - 保安	39,410.74	39,410.74	42,517.66
SECURITY GUARDS' MPF	強積金 - 保安	1,482.38	1,482.38	1,342.77
WATCHMEN / CARETAKERS' SALARIES	薪金	50,467.10	50,467.10	39,645.44
WATCHMEN / CARETAKERS' MPF	強積金	1,217.62	1,217.62	892.26
FESTIVAL DECORATION	節日裝飾	-	-	-
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	-	-	-
GARDENING EXP / LANDSCAPE	園藝費	-	-	-
GOVERNMENT RENT	地稅	-	-	-
INSURANCE	保險費	8,094.77	8,094.77	8,032.18
LEGAL FEE	訴訟費	-	-	-
PROFESSIONAL FEE	專業費用	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG O	維修保養 :			-
CP EQUIPMENT	車場設備	4,646.10	4,646.10	4,383.45
DRAINAGE, WATER PIPES, PUMPS & ELEC.,F	水電維修工程等等	5,666.00	5,666.00	-
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	133.39
WALKIE TALKIE	無線電對講機	-	-	-
SECURITY CHG	保安費	-	-	-
SUNDRY EXPENSES	什項支出	144.61	144.61	625.97
TELEPHONE / BROADBAND	電話費/上網	907.03	907.03	907.03
T5 ENERGY SAVING	T5節能管	-	-	-
UNIFORM & LAUNDRY	制服及洗衣費	-	-	1,058.00
OWNERS' COMMITTEE EXP.	業主立案法團費用	17,000.00	17,000.00	17,000.00
EXPENSES :	支出:	172,675.34	172,675.34	159,861.45
MANAGER'S REMUNERATION (5%)	經理費	8,633.77	8,633.77	7,993.07
TRANSFER TO SINKING FUND (5%)	撥入維修基金	8,633.77	8,633.77	7,993.07
TOTAL EXPENSES	總支出	189,942.88	189,942.88	175,847.59
NET EXPENSES	淨支出	189,942.88	189,942.88	175,847.59
<b>APPORTIONMENT OF COMMON AREA EXPENSES</b>	<b>公共地方費用分攤</b>			
DOMESTIC UNITS (10%)	住宅	18,994.29	18,994.29	17,584.76
CAR PARKS (15%)	車場	28,491.43	28,491.43	26,377.14
COMMERCIAL COMPLEX (73%)	商場	138,658.30	138,658.30	128,368.74
RETAINED AREAS (2%)	休憩,運動地方	3,798.86	3,798.86	3,516.95
		189,942.88	189,942.88	175,847.59

