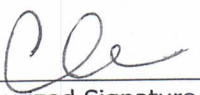


BELAIR GARDENS 富豪花園
STATEMENT OF FINANCIAL POSITION
財務狀況表 - 30.04.2023

| | | <u>UNAUDITED</u> | <u>31/12/2022</u> |
|--|-----------------|----------------------|----------------------|
| | | HK\$ | UNAUDITED |
| | | | HK\$ |
| NON-CURRENT ASSETS | 非流動資產 | | |
| 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 |
| | | <u>665,856.50</u> | <u>665,856.50</u> |
| CURRENT ASSETS | 流動資產 | | |
| Inventories | 存貨 | 22,120.40 | 37,080.40 |
| Management fee income receivable | 應收管理費 | 4,414,011.00 | 2,870,637.00 |
| Other receivable | 其他應收帳款 | 13,135.02 | 11,226.35 |
| Amount due from the building manager | 管理公司往來帳 | 169,172.81 | 469,745.68 |
| Fixed deposits | 銀行定期存款 | 51,762,139.79 | 50,766,407.49 |
| Bank balance | 銀行結餘 | 2,500,185.46 | 2,829,908.47 |
| Cash in hand | 現金結餘 | 69,866.00 | 75,763.00 |
| | | <u>58,950,630.48</u> | <u>57,060,768.39</u> |
| CURRENT LIABILITIES | 流動負債 | | |
| Accrued expenses | 應付款項 | 4,521,293.89 | 5,690,471.66 |
| Amount due to the building manager | 管理公司往來帳 | - | - |
| Decoration deposits received | 裝修按金 | 859,100.00 | 903,100.00 |
| Debris removal deposits received | 清泥頭按金 | 360,000.00 | 399,000.00 |
| Management fee income received in advance | 預繳管理費 | 801,809.00 | 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 | 210,888.00 | 204,408.00 |
| | | <u>6,843,190.89</u> | <u>7,807,398.66</u> |
| NET CURRENT ASSETS | 淨流動資產 | <u>52,107,439.59</u> | <u>49,253,369.73</u> |
| NET ASSETS | 淨資產 | <u>52,773,296.09</u> | <u>49,919,226.23</u> |
| BUILDING OWNERS' FUNDS | 大廈業主資金分列 | | |
| Management fee deposits received | 管理費按金 | 5,223,673.98 | 5,207,075.98 |
| Public utility deposits received | 公共水電按金 | 672,580.74 | 671,780.74 |
| Sinking fund | 維修基金 | 29,210,601.26 | 28,578,477.17 |
| Accumulated surplus / (deficit) * | 累積盈餘 / (赤字) * | 17,666,440.11 | 15,461,892.34 |
| TOTAL EQUITY | 權益總額 | <u>52,773,296.09</u> | <u>49,919,226.23</u> |

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


Authorized Signature
31st May, 2023



BEAIR GARDENS

MANAGED BY BELAIR GARDEN MANAGEMENT COMPANY LIMITED

STATEMENT OF COMPREHENSIVE INCOME

(FORMERLY KNOWN AS INCOME STATEMENT)

(附屬收支開支報告表)

收入項目:

INCOME:

MANAGEMENT FEE
BANK INTEREST INCOME
D.B.CHG.RECOVERED
ELECTRICITY CHG. RECOVERED
INSURANCE COMPENSATION
LEGAL FEE RECOVERED
EMPLOYMENT SUPPORT SCHEME-WAGE SUBSIDIES
SUNDRY INCOME

Table with columns: BLOCK A-H, BLOCK I, BLOCK J, BLOCK K, BLOCK L, BLOCK M, BLOCK N, TOTAL, COMM, CAR PARK, GRAND TOTAL. Rows include Management Fee, Bank Interest Income, D.B.Chg.Recovered, Electricity Chg. Recovered, Insurance Compensation, Legal Fee Recovered, Employment Support Scheme-Wage Subsidies, Sundry Income.

支出項目:

LESS - EXPENSES

AUDIT FEE
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, FURNITURE & EQUIPMENT
LANDSCAPE
GARDENING EXP / LANDSCAPE
GOVERNMENT RENT
INSURANCE
LEGAL FEE
MGT OFFICE CHG.
PROFESSIONAL FEE
REPAIRS, REPAIRS & MAINTENANCE CHG OF:

Table with columns: BLOCK A-H, BLOCK I, BLOCK J, BLOCK K, BLOCK L, BLOCK M, BLOCK N, TOTAL, COMM, CAR PARK, GRAND TOTAL. Rows include Audit Fee, 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, Furniture & Equipment, Landscaping, Gardening Exp/Landscaping, Government Rent, Insurance, Legal Fee, Mgt Office Chg., Professional Fee, Repairs, Repairs & Maintenance Chg of: CP Equipment, Diesel Generator, Drainage, Water Pipes, Pumps & Elec., Fire Fighting System, Lifts, Security/CCTV System, Smartv System, Swimming Pool.

AIR-CONDITIONING
CP EQUIPMENT
DIESEL GENERATOR
DRAINAGE, WATER PIPES, PUMPS & ELEC. REPAIR WORKS
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEI)
FIRE FIGHTING SYSTEM
LIFTS
SECURITY / CCTV SYSTEM
SMARTV SYSTEM
SWIMMING POOL

Table with columns: BLOCK A-H, BLOCK I, BLOCK J, BLOCK K, BLOCK L, BLOCK M, BLOCK N, TOTAL, COMM, CAR PARK, GRAND TOTAL. Rows include Air-Conditioning, CP Equipment, Diesel Generator, Drainage, Water Pipes, Pumps & Elec. Repair Works, Drainage, Water Pipes, Pumps & Elec. (Kwong Luei), Fire Fighting System, Lifts, Security/CCTV System, Smartv System, Swimming Pool.

WATER FEES
MANAGER'S REMUNERATION (5%)
TRANSFER TO SINKING FUND (5%)
APPOINTMENT OF COMMON AREAS EXP.
APPOINTMENT OF RETAINED AREAS EXP.
REPAIRS
BAD DEBT / WRITTEN BACK
TOTAL EXPENSES
SURPLUS / (DEFICIT) FOR THE PERIOD
FURTHER CONTRIBUTED BY OWNERS
RETAINED SURPLUS / (DEFICIT)
FIRE SERVICES WORKS
ACCUMULATED SURPLUS / (DEFICIT)

Table with columns: BLOCK A-H, BLOCK I, BLOCK J, BLOCK K, BLOCK L, BLOCK M, BLOCK N, TOTAL, COMM, CAR PARK, GRAND TOTAL. Rows include Water Fees, Manager's Remuneration (5%), Transfer to Sinking Fund (5%), Appointment of Common Areas Exp., Appointment of Retained Areas Exp., Repairs, Bad Debt/Written Back, Total Expenses, Surplus/(Deficit) for the Period, Further Contributed by Owners, Retained Surplus/(Deficit), Fire Services Works, Accumulated Surplus/(Deficit).

WATER FEES
MANAGER'S REMUNERATION (5%)
TRANSFER TO SINKING FUND (5%)
APPOINTMENT OF COMMON AREAS EXP.
APPOINTMENT OF RETAINED AREAS EXP.
REPAIRS
BAD DEBT / WRITTEN BACK
TOTAL EXPENSES
SURPLUS / (DEFICIT) FOR THE PERIOD
FURTHER CONTRIBUTED BY OWNERS
RETAINED SURPLUS / (DEFICIT)
FIRE SERVICES WORKS
ACCUMULATED SURPLUS / (DEFICIT)

Table with columns: BLOCK A-H, BLOCK I, BLOCK J, BLOCK K, BLOCK L, BLOCK M, BLOCK N, TOTAL, COMM, CAR PARK, GRAND TOTAL. Rows include Water Fees, Manager's Remuneration (5%), Transfer to Sinking Fund (5%), Appointment of Common Areas Exp., Appointment of Retained Areas Exp., Repairs, Bad Debt/Written Back, Total Expenses, Surplus/(Deficit) for the Period, Further Contributed by Owners, Retained Surplus/(Deficit), Fire Services Works, Accumulated Surplus/(Deficit).

ST11
BELAIR GARDENS
Accumulated Surplus / (Deficit) as at 30/4/2023

| | 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 | 1,410,787.68 | 1,368,130.66 | 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 | 1,349,577.56 | 18,812,583.31 | 1,856,843.74 | 1,372,876.67 | 2,629,185.59 | 2,011,730.08 | 26,723,219.39 |
| Add: MGT Fee for the period 1-4/2022 | 94,600.54 | 88,711.22 | 88,360.79 | 89,517.33 | 84,650.78 | 85,910.17 | 83,323.67 | 80,419.46 | 98,018.36 | 84,683.95 | 81,706.25 | 83,886.46 | 87,538.67 | 94,171.70 | 1,225,299.37 | 205,129.72 | 204,607.11 | 120,989.73 | 99,231.85 | 1,855,257.78 |
| Balance as at 31/12/2022 | 1,505,388.22 | 1,456,901.88 | 1,445,949.49 | 1,459,387.14 | 1,403,332.13 | 1,414,792.44 | 1,408,326.08 | 1,441,542.39 | 1,479,265.75 | 1,479,153.76 | 1,301,893.59 | 1,343,839.23 | 1,454,361.32 | 1,443,749.26 | 20,037,882.68 | 2,101,973.46 | 1,577,483.78 | 2,750,176.32 | 2,110,961.93 | 28,578,477.17 |
| Add: TR from MGT Fee for the period 1-4/2023 | 37,461.36 | 29,653.89 | 28,932.42 | 31,915.66 | 28,098.77 | 33,001.33 | 29,574.13 | 30,504.01 | 32,089.89 | 30,955.97 | 33,466.03 | 34,724.17 | 27,361.56 | 28,512.91 | 420,912.02 | 61,724.03 | 75,734.86 | 41,291.20 | 37,461.98 | 632,124.09 |
| Balance as at 30/4/2023 | 1,532,849.58 | 1,486,555.77 | 1,474,881.91 | 1,491,302.80 | 1,431,430.90 | 1,447,793.77 | 1,437,900.21 | 1,477,046.40 | 1,511,255.64 | 1,510,109.73 | 1,335,359.62 | 1,378,563.40 | 1,481,722.88 | 1,472,262.17 | 20,458,794.70 | 2,163,697.49 | 1,653,218.64 | 2,791,466.52 | 2,148,423.91 | 29,210,601.26 |

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 a capital nature and/or for the replacement of major plant and equipment as the Building's major fund. Contributions for and/or in respect of such contingencies are calculated at 5% (2022:5%) on total expenditure before Building Manager's remuneration of Building.

ST11
 BELAIR GARDENS
 Accumulated Surplus / (Deficit) as at 30.4.2023

| | 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 1/1/2022 | 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 1-12/2022 | 221,328.51 | 158,005.27 | 249,402.73 | 183,727.15 | 213,616.73 | 292,886.32 | 392,572.95 | 540,009.14 | (89,901.05) | 203,156.52 | 135,533.70 | 290,382.90 | 32,923.98 | (159,852.18) | 2,662,592.66 | 292,299.40 | 1,355,036.80 | 4,310,218.86 |
| Balance as at 31/12/2022 | 795,003.47 | 922,755.29 | 1,600,327.94 | 1,040,703.88 | 665,711.79 | 1,168,510.38 | 696,369.35 | 756,373.09 | 46,999.43 | 206,396.71 | 434,488.10 | 96,691.69 | 241,335.66 | 627,442.31 | 9,298,909.09 | 379,650.05 | 5,833,333.20 | 15,461,892.34 |
| Surplus/(Deficit) for the period 1-4/2023: | 105,484.25 | 109,950.73 | 154,199.27 | 67,343.99 | 126,598.49 | 54,334.57 | 144,410.77 | 165,507.41 | 55,868.13 | 80,624.11 | (32,591.24) | 261,239.68 | 171,243.14 | 61,141.39 | 1,468,444.69 | 305,132.32 | 430,970.76 | 2,204,547.77 |
| Balance as at 30/4/2023 | 900,487.72 | 1,032,706.02 | 1,754,527.21 | 1,108,047.87 | 792,310.28 | 1,222,844.95 | 840,780.12 | 921,880.50 | 102,867.56 | 287,020.82 | 401,896.86 | 358,021.37 | 362,578.80 | 688,583.70 | 10,767,353.78 | 634,782.37 | 6,264,303.96 | 17,666,440.11 |

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 | FEB.2023 | MAR.2023 | APR.2023 | 1-4/2023 TOTAL HK\$ | 1-4/2022 TOTAL HK\$ |
|---|-------------|------------|------------|-------------|------------|---------------------------|---------------------------|
| | | | AUDITED | | | | |
| MANAGEMENT FEE | 管理費收入 | 498,648.00 | 498,648.00 | 498,648.00 | 498,648.00 | 1,994,592.00 | 1,994,592.00 |
| BANK INTEREST INCOME | 銀行利息收入 | 33,611.85 | - | - | 28,621.42 | 62,233.27 | 4,647.84 |
| 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 | - | - | - | 1,375.00 | 1,375.00 | 132.50 |
| SUNDRY INCOME | 什項收入 | - | - | - | - | - | - |
| TELECOM STATION INCOME | 電訊站收入 | 31,550.00 | 31,550.00 | 31,550.00 | 31,550.00 | 126,200.00 | 133,400.00 |
| LESS : PROPERTY TAX ON TELECOM INC. | 減/收回物業稅 | - | - | - | - | - | - |
| WATER CHG. RECOVERED | 水費收入 | - | - | - | - | - | - |
| | | 563,809.85 | 530,198.00 | 530,198.00 | 560,194.42 | 2,184,400.27 | 2,132,772.34 |
| LESS : EXPENSES | 支出項目: | | | | | | |
| AUDIT FEE | 核數費 | - | - | - | - | - | - |
| CLEANING EXP. | 清潔費 | 55,158.39 | 45,971.39 | 45,971.39 | 49,531.39 | 196,632.56 | 254,683.74 |
| DEBRIS REMOVAL CHG. | 清泥頭費 | 2,640.80 | 1,528.75 | 1,884.35 | 2,030.04 | 8,083.94 | 5,801.95 |
| DEPRECIATION | 折舊 | - | - | - | - | - | - |
| ELECTRICITY | 電費 | 42,147.10 | 50,369.00 | 44,018.70 | 49,475.00 | 186,009.80 | 159,694.90 |
| EMPLOYEE BENEFITS COST : | 員工薪酬: | | | | | | |
| SECURITY GUARDS' SALARIES | 薪金-保安 | 19,705.38 | 18,486.17 | 17,209.93 | 14,442.20 | 69,843.68 | 85,057.90 |
| SECURITY GUARDS' MPF | 強積金-保安 | 741.20 | 902.05 | 643.64 | 529.52 | 2,816.41 | 3,039.18 |
| WATCHMEN/CARETAKERS' SALARIES | 薪金 | 59,223.78 | 58,997.29 | 58,893.84 | 55,468.75 | 232,583.66 | 208,159.28 |
| WATCHMEN/CARETAKERS' MPF | 強積金 | 2,427.64 | 2,417.58 | 2,411.68 | 2,241.15 | 9,498.05 | (106,917.31) |
| FESTIVAL DECORATION | 節日裝飾 | - | - | 12,784.00 | - | 12,784.00 | 2,574.00 |
| FURNITURE, FIXTURE & EQUIPMENT | 傢俬設備 | - | - | - | - | - | 324.67 |
| GARDENING EXP / LANDSCAPE | 園藝費 | - | - | - | - | - | 18.13 |
| GOVERNMENT RENT | 地稅 | 2,992.50 | 64.00 | - | 2,835.00 | 5,891.50 | 5,921.00 |
| INSURANCE | 保險費 | 30,870.62 | - | - | - | 30,870.62 | 29,150.13 |
| LEGAL FEE | 訴訟費 | - | - | - | - | - | 2,660.65 |
| MGT OFFICE CHG. | 管理處支出 | 12,335.30 | 11,452.00 | 11,452.00 | 12,668.70 | 47,908.00 | 48,454.00 |
| 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 | 17,370.00 | 17,370.00 | 69,480.00 | 104,120.00 |
| DIESEL GENERATOR | 發電機 | 1,300.00 | 1,300.00 | 1,300.00 | 1,300.00 | 5,200.00 | 5,200.00 |
| DRAINAGE, WATER PIPES, PUMPS & ELEC.,REPAIR WORKS | 水電維修工程等等 | 45,181.16 | 10,800.00 | 129,500.00 | 10,970.34 | 196,451.50 | 154,468.68 |
| DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEN) | 水電保養費(廣聯片費) | 5,937.50 | 5,937.50 | 5,937.50 | 5,937.50 | 23,750.00 | 22,250.00 |
| FIRE FIGHTING SYSTEM | 消防保養 | 8,000.00 | 8,000.00 | 8,000.00 | 8,000.00 | 32,000.00 | 24,000.00 |
| LIFTS | 升降機 | 22,150.00 | 22,150.00 | 22,150.00 | 22,150.00 | 88,600.00 | 88,600.00 |
| SECURITY / CCTV SYSTEM | 保安系統/閉路電視 | 133.33 | 133.33 | 133.33 | 133.33 | 533.32 | 533.32 |
| 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 | 5,771.54 | 1,312.42 | 2,733.72 | 11,301.92 | 16,744.62 |
| TELEPHONE / BROADBAND | 電話費/上網 | 88.93 | 38.58 | 63.82 | 63.82 | 255.15 | 254.97 |
| TS ENERGY SAVING | T5 節能管 | - | - | - | - | - | - |
| UNIFORM & LAUNDRY | 制服及洗衣費 | - | 2,473.34 | - | - | 2,473.34 | - |
| WATER FEE | 水費 | 1,513.10 | - | - | - | 1,513.10 | 2,621.30 |
| EXPENSES : | 支出小計: | 331,400.97 | 264,162.52 | 381,036.60 | 257,880.46 | 1,234,480.55 | 1,117,415.11 |
| MANAGER'S REMUNERATION (5%) | 經理費 | 16,570.05 | 13,208.13 | 19,051.83 | 12,894.02 | 61,724.03 | 55,870.75 |
| TRANSFER TO SINKING FUND (5%) | 撥入維修基金 | 16,570.05 | 13,208.13 | 19,051.83 | 12,894.02 | 61,724.03 | 55,870.75 |
| APPORTIONMENT OF COMMON AREAS EXP. | 公共地方費用分攤 | 138,658.30 | 131,128.91 | 125,397.63 | 126,154.50 | 521,339.34 | 516,811.25 |
| REPAIRS | 更換樓層鐵窗 | - | - | - | - | - | - |
| TOTAL EXPENSES | 總支出 | 503,199.37 | 421,707.69 | 544,537.89 | 409,823.00 | 1,879,267.95 | 1,745,967.86 |
| SURPLUS / (DEFICIT) FOR THE PERIOD | 本期盈餘/(赤字) | 60,610.48 | 108,490.31 | (14,339.89) | 150,371.42 | 305,132.32 | 386,804.48 |
| FURTHER CONTRIBUTED BY LANDLORD | 赤字收入 | - | - | - | - | - | - |
| RETAINED SURPLUS / (DEFICIT) | 承上年度結存 | 329,650.05 | 390,260.53 | 498,750.84 | 484,410.95 | 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 | 498,750.84 | 484,410.95 | 634,782.37 | 634,782.37 | 423,865.13 |

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 | FEB.2023 | MAR.2023 | APR.2023 | 1-4/2023 | 1-4/2022 |
|---|-------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | | AUDITED | | | | | TOTAL |
| | | | | | | HK\$ | HK\$ |
| MANAGEMENT FEE | 管理費收入 | 499,656.00 | 499,656.00 | 499,656.00 | 499,656.00 | 1,998,624.00 | 1,998,624.00 |
| BANK INTEREST INCOME | 銀行利息收入 | 33,611.85 | - | - | 28,621.40 | 62,233.25 | 4,647.90 |
| D.R.CHG.RECOVERED | 清泥頭費收入 | - | - | - | - | - | - |
| ELECTRICITY CHG. RECOVERED | 電費收入 | 180.00 | 240.00 | 300.00 | 240.00 | 960.00 | 1,020.00 |
| 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 | 320.00 | 940.00 | 2,915.00 | 94,925.00 | 4,435.00 |
| TELECOM STATION INCOME | 電訊站收入 | 13,500.00 | 13,500.00 | 13,500.00 | 13,500.00 | 54,000.00 | 57,400.00 |
| LESS : PROPERTY TAX ON TELECOM INC. | 減/收回物業稅 | (1,620.00) | (1,620.00) | (1,620.00) | (1,620.00) | (6,480.00) | (6,888.00) |
| | | 636,077.85 | 512,096.00 | 512,776.00 | 543,312.40 | 2,204,262.25 | 2,059,238.90 |
| LESS : EXPENSES | 支出項目: | | | | | | |
| AUDIT FEE | 核數費 | - | - | - | - | - | - |
| CLEANING EXP. | 清潔費 | 59,033.45 | 59,033.45 | 59,033.45 | 59,033.45 | 236,133.80 | 236,153.52 |
| DEBRIS REMOVAL CHG. | 清泥頭費 | 2,640.78 | 1,528.75 | 1,884.21 | 2,029.96 | 8,083.70 | 5,801.87 |
| DEPRECIATION | 折舊 | - | - | - | - | - | - |
| ELECTRICITY | 電費 | 27,977.00 | 28,730.30 | 28,647.30 | 31,576.60 | 116,931.20 | 98,965.60 |
| EMPLOYEE BENEFITS COST : | 員工薪酬: | | | | | | |
| SECURITY GUARDS' SALARIES | 薪金-保安 | 59,116.13 | 55,458.51 | 51,629.79 | 43,326.60 | 209,531.03 | 255,173.73 |
| SECURITY GUARDS' MPF | 強積金-保安 | 2,223.59 | 2,706.14 | 1,930.92 | 1,588.55 | 8,449.20 | 9,117.53 |
| WATCHMEN/CARETAKERS' SALARIES | 薪金 | 68,024.46 | 69,484.97 | 69,559.06 | 65,719.07 | 272,787.56 | 230,770.84 |
| WATCHMEN/CARETAKERS' MPF | 強積金 | 2,696.88 | 2,685.81 | 2,680.25 | 2,497.81 | 10,560.75 | (105,786.77) |
| FESTIVAL DECORATION | 節日裝飾 | - | - | 20,229.00 | - | 20,229.00 | 2,970.00 |
| FURNITURE, FIXTURE & EQUIPMENT | 傢俬設備 | - | - | - | - | - | 324.65 |
| GARDENING EXP / LANDSCAPE | 園藝費 | - | - | - | - | - | 18.05 |
| GOVERNMENT RENT | 地稅 | 1,282.50 | 64.00 | - | 1,215.00 | 2,561.50 | 2,501.00 |
| INSURANCE | 保險費 | 22,306.00 | - | - | - | 22,306.00 | 21,154.03 |
| LEGAL FEE | 訴訟費 | - | - | - | - | - | 2,660.65 |
| MGT OFFICE CHG. | 管理處支出 | 12,335.30 | 11,452.00 | 11,452.00 | 12,668.70 | 47,908.00 | 48,454.00 |
| 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 | 3,644.00 | 3,644.00 | 14,576.00 | 27,352.00 |
| DRAINAGE, WATER PIPES, PUMPS & ELEC.,REPAIR WORKS | 水電維修工程等等 | 149,007.00 | 96,800.00 | 186,500.00 | 10,370.46 | 442,677.46 | 333,295.64 |
| DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEN) | 水電保養費(廣聯月費) | 5,937.50 | 5,937.50 | 5,937.50 | 5,937.50 | 23,750.00 | 22,250.00 |
| FIRE FIGHTING SYSTEM | 消防保養 | 1,500.00 | 11,000.00 | 1,500.00 | 1,500.00 | 15,500.00 | 4,500.00 |
| LIFTS | 升降機 | - | - | - | - | - | - |
| SECURITY / CCTV SYSTEM | 保安系統/閉路電視 | 5,533.33 | 133.33 | 133.33 | 133.33 | 5,933.32 | 13,033.32 |
| 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 | 40,897.07 | 5,864.84 | 5,220.98 | 53,870.55 | 15,229.48 |
| TELEPHONE / BROADBAND | 電話費/上網 | 133.91 | 83.56 | 108.68 | 108.68 | 434.83 | 435.03 |
| TS ENERGY SAVING | T5 節能管 | - | - | - | - | - | - |
| UNIFORM & LAUNDRY | 制服及洗衣費 | - | 2,473.34 | - | - | 2,473.34 | - |
| WATER FEE | 水費 | - | - | - | - | - | - |
| EXPENSES : | 支出小計: | 425,279.49 | 392,112.73 | 450,734.33 | 246,570.69 | 1,514,697.24 | 1,224,374.17 |
| MANAGER'S REMUNERATION (5%) | 經理費 | 21,263.97 | 19,605.64 | 22,536.72 | 12,328.53 | 75,734.86 | 61,218.71 |
| TRANSFER TO SINKING FUND (5%) | 撥入維修基金 | 21,263.97 | 19,605.64 | 22,536.72 | 12,328.53 | 75,734.86 | 61,218.71 |
| APPORTIONMENT OF COMMON AREAS EXP. | 公共地方費用分攤 | 28,491.43 | 26,944.30 | 25,766.64 | 25,922.16 | 107,124.53 | 106,194.09 |
| REPAIRS | 更換樓層鐵窗 | - | - | - | - | - | - |
| BAD DEBT / (WRITTEN BACK) | 壞賬/(收回) | - | - | - | - | - | - |
| TOTAL EXPENSES | 總支出 | 496,298.86 | 458,268.31 | 521,574.41 | 297,149.91 | 1,773,291.49 | 1,453,005.68 |
| SURPLUS / (DEFICIT) FOR THE PERIOD | 本期盈餘/(赤字) | 139,778.99 | 53,827.69 | (8,798.41) | 246,162.49 | 430,970.76 | 606,233.22 |
| FURTHER CONTRIBUTED BY OWNERS | 赤字收入 | - | - | - | - | - | - |
| RETAINED SURPLUS / (DEFICIT) | 承上年度結存 | 5,833,333.20 | 5,973,112.19 | 6,026,939.88 | 6,018,141.47 | 5,833,333.20 | 4,478,296.40 |
| ACCUMULATED SURPLUS / (DEFICIT) | 累積盈餘/(赤字) | 5,973,112.19 | 6,026,939.88 | 6,018,141.47 | 6,264,303.96 | 6,264,303.96 | 5,084,529.62 |

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 | FEB.2023 | MAR.2023 | APR.2023 | 1-4/2023 TOTAL HK\$ | 1-4/2022 TOTAL 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 | - | 110.00 | - | 1,500.00 | 1,610.00 | (98,450.00) |
| SUNDRY INCOME | 什項收入 | - | - | - | - | - | - |
| 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 | - | - | - | - | - | - |
| | | | 110.00 | | 1,500.00 | 1,610.00 | 270.00 |
| LESS : EXPENSES | 支出項目: | | | | | | |
| AUDIT FEE | 核數費 | - | - | - | - | - | - |
| BANK CHARGES | 銀行費 | 79,898.42 | 79,898.42 | 79,898.42 | 79,898.42 | 319,593.68 | 319,798.00 |
| CLEANING EXP | 清潔費 | - | - | - | - | - | - |
| DEBRIS REMOVAL CHG. | 泥頭費 | - | - | - | - | - | - |
| DEPRECIATION | 折舊 | 9,309.90 | 9,172.40 | 8,855.90 | 10,104.90 | 37,443.10 | 31,215.70 |
| ELECTRICITY | 電費 | - | - | - | - | - | - |
| EMPLOYEE BENEFITS COST : | 員工薪酬: | | | | | | |
| SECURITY GUARDS' SALARIES | 薪金-保安 | 39,410.75 | 36,972.34 | 34,419.86 | 28,884.40 | 139,687.35 | 170,115.82 |
| SECURITY GUARDS' MPF | 強積金-保安 | 1,482.39 | 1,804.09 | 1,287.28 | 1,059.03 | 5,632.79 | 6,078.33 |
| WATCHMEN/CARETAKERS' SALARIES | 薪金 | 26,488.79 | 23,890.38 | 23,747.07 | 19,666.90 | 93,793.14 | 91,975.01 |
| WATCHMEN/CARETAKERS' MPF | 強積金 | 979.48 | 864.12 | 818.78 | 639.50 | 3,301.88 | 2,538.25 |
| FESTIVAL DECORATION | 節日裝飾 | - | - | 20,889.00 | - | 20,889.00 | 3,564.00 |
| FURNITURE, FIXTURE & EQUIPMENT | 傢俬設備 | - | - | - | - | - | 5,360.00 |
| GARDENING EXP/LANDSCAPE | 園藝費 | 14,305.64 | - | - | - | 14,305.64 | 13,643.08 |
| INSURANCE | 保險費 | - | - | - | - | - | - |
| 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 | 80,200.00 | 57,600.00 | 11,342.22 | 159,690.22 | 85,850.00 |
| DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEN) | 水電維修保養(廣聯月) | - | - | - | - | - | - |
| FIRE FIGHTING SYSTEM | 消防保養 | 133.33 | 133.33 | 133.33 | 133.33 | 533.32 | 4,033.32 |
| SECURITY / CCTV SYSTEM | 保安系統/閉路電視 | - | - | - | 3,380.00 | 3,380.00 | 3,380.00 |
| SWIMMING POOL | 泳池保養 | - | - | - | - | - | - |
| WALKIE TALKIE | 無線電對講機 | - | - | - | - | - | - |
| SECURITY CHG | 保安費 | 1,387.43 | 1,018.74 | 15,713.73 | 2,985.16 | 21,105.06 | 7,050.99 |
| SUNDRY EXPENSES | 什項支出 | 44.99 | 44.99 | 44.99 | 44.99 | 179.96 | 179.97 |
| TELEPHONE / BROADBAND | 電話費/上網 | - | - | - | - | - | - |
| T5 ENERGY SAVING | T5節能管 | - | 2,473.34 | - | - | 2,473.34 | - |
| UNIFORM & LAUNDRY | 制服 | 3,815.40 | - | - | - | 3,815.40 | 2,531.20 |
| WATER FEE | 水費 | 187,804.52 | 236,472.15 | 243,408.36 | 158,138.85 | 825,823.88 | 747,313.67 |
| EXPENSES : | 支出: | | | | | | |
| MANAGER'S REMUNERATION (5%) | 經理費 | 9,390.23 | 11,823.61 | 12,170.42 | 7,906.94 | 41,291.20 | 37,365.69 |
| TRANSFER TO SINKING FUND (5%) | 撥入維修基金 | 9,390.23 | 11,823.61 | 12,170.42 | 7,906.94 | 41,291.20 | 37,365.69 |
| APPORTIONED COMMON AREAS EXP. | 公共地方費用分攤 | 3,798.86 | 3,592.57 | 3,435.54 | 3,456.28 | 14,283.25 | 14,159.22 |
| TOTAL EXPENSES | 總支出 | 210,383.84 | 263,711.94 | 271,184.74 | 177,409.01 | 922,689.53 | 836,204.27 |
| NET EXPENSES | 淨支出 | (210,383.84) | (263,601.94) | (271,184.74) | (175,909.01) | (921,079.53) | (835,934.27) |
| APPORTIONMENT OF RETAINED AREAS EXPENSES: | | | | | | | |
| BLOCK A | 1,988 | (14,278.41) | (17,890.23) | (18,404.86) | (11,938.66) | (62,512.16) | (56,733.49) |
| BLOCK B | 1,988 | (14,278.41) | (17,890.23) | (18,404.86) | (11,938.66) | (62,512.16) | (56,733.49) |
| BLOCK C | 1,988 | (14,278.41) | (17,890.23) | (18,404.86) | (11,938.66) | (62,512.16) | (56,733.49) |
| BLOCK D | 1,988 | (14,278.41) | (17,890.23) | (18,404.86) | (11,938.66) | (62,512.16) | (56,733.49) |
| BLOCK E | 1,648 | (11,836.43) | (14,830.53) | (15,257.15) | (9,896.83) | (51,820.94) | (47,030.58) |
| BLOCK F | 1,648 | (11,836.43) | (14,830.53) | (15,257.15) | (9,896.83) | (51,820.94) | (47,030.58) |
| BLOCK G | 1,648 | (11,836.43) | (14,830.53) | (15,257.15) | (9,896.83) | (51,820.94) | (47,030.58) |
| BLOCK H | 1,648 | (11,836.43) | (14,830.53) | (15,257.15) | (9,896.83) | (51,820.94) | (47,030.58) |
| BLOCK I | 2,458 | (17,654.09) | (22,119.81) | (22,756.11) | (14,761.18) | (77,291.19) | (70,146.33) |
| BLOCK J | 2,458 | (17,654.09) | (22,119.81) | (22,756.11) | (14,761.18) | (77,291.19) | (70,146.33) |
| BLOCK K | 2,458 | (17,654.09) | (22,119.81) | (22,756.11) | (14,761.18) | (77,291.19) | (70,146.33) |
| BLOCK L | 2,458 | (17,654.09) | (22,119.81) | (22,756.11) | (14,761.18) | (77,291.19) | (70,146.33) |
| BLOCK M | 2,458 | (17,654.09) | (22,119.81) | (22,756.11) | (14,761.18) | (77,291.19) | (70,146.33) |
| BLOCK N | 2,458 | (17,654.09) | (22,119.81) | (22,756.11) | (14,761.18) | (77,291.19) | (70,146.33) |
| 業權份數 | 29,292 | (210,383.84) | (263,601.94) | (271,184.74) | (175,909.01) | (921,079.53) | (835,934.27) |

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: | JAN.2023 | FEB.2023 | MAR.2023 | APR.2023 | 1-4/2023 TOTAL HK\$ | 1-4/2022 TOTAL 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 | - | - | - | - | 5,460.00 | 3,694.00 |
| BANK CHARGES | 銀行費用 | 919.50 | 932.50 | 1,688.00 | 1,920.00 | 5,460.00 | 3,694.00 |
| CLEANING EXP. | 清潔費 | 39,433.10 | 39,433.10 | 39,433.10 | 39,433.10 | 157,732.40 | 157,435.60 |
| DEBRIS REMOVAL CHG. | 泥頭費 | - | - | - | - | - | - |
| DEPRECIATION | 折舊 | - | - | - | - | - | - |
| ELECTRICITY | 電費 | 3,153.00 | 3,073.40 | 2,997.90 | 3,315.00 | 12,539.30 | 10,871.10 |
| EMPLOYEE BENEFITS COST : | 員工薪酬: | - | - | - | - | - | - |
| SECURITY GUARDS' SALARIES | 薪金-保安 | 39,410.74 | 36,972.33 | 34,419.85 | 28,884.41 | 139,687.33 | 170,115.80 |
| SECURITY GUARDS' MPF | 強積金-保安 | 1,482.38 | 1,804.09 | 1,287.28 | 1,059.02 | 5,632.77 | 6,078.30 |
| WATCHMEN / CARETAKERS' SALARIES | 薪金 | 50,467.10 | 49,568.61 | 49,596.06 | 45,339.44 | 194,971.21 | 175,387.26 |
| WATCHMEN / CARETAKERS' MPF | 強積金 | 1,217.62 | 1,101.89 | 1,056.54 | 877.27 | 4,253.32 | 3,548.84 |
| 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 | - | 1,386.57 | - | 9,481.34 | 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 | 4,646.10 | 13,146.10 | 27,084.40 | 17,533.80 |
| DRAINAGE, WATER PIPES, PUMPS & ELEC., | 水電維修工程等等 | 5,666.00 | 2,400.00 | - | 5,022.22 | 13,088.22 | 13,000.00 |
| 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 | 133.39 | 533.56 | 1,733.56 |
| WALKIE TALKIE | 無線電對講機 | - | - | - | - | - | - |
| SECURITY CHG | 保安費 | - | - | - | - | - | - |
| SUNDRY EXPENSES | 什項支出 | 144.61 | 2,853.11 | 1,609.61 | 68.00 | 4,675.33 | 3,473.05 |
| TELEPHONE / BROADBAND | 電話費/上網 | 907.03 | 907.03 | 907.03 | 906.03 | 3,627.12 | 3,627.09 |
| TS ENERGY SAVING | TS節能管 | - | - | - | - | - | - |
| UNIFORM & LAUNDRY | 制服及洗衣費 | - | 2,473.22 | - | - | 2,473.22 | 1,070.00 |
| OWNERS' COMMITTEE EXP. | 業主立案法團費用 | 17,000.00 | 17,000.00 | 17,000.00 | 17,000.00 | 68,000.00 | 68,000.00 |
| EXPENSES : | 支出: | 172,675.34 | 163,298.77 | 156,161.43 | 157,103.98 | 649,239.52 | 643,600.58 |
| MANAGER'S REMUNERATION (5%) | 經理費 | 8,633.77 | 8,164.94 | 7,808.07 | 7,855.20 | 32,461.98 | 32,180.02 |
| TRANSFER TO SINKING FUND (5%) | 撥入維修基金 | 8,633.77 | 8,164.94 | 7,808.07 | 7,855.20 | 32,461.98 | 32,180.02 |
| TOTAL EXPENSES | 總支出 | 189,942.88 | 179,628.65 | 171,777.57 | 172,814.38 | 714,163.48 | 707,960.62 |
| NET EXPENSES | 淨支出 | 189,942.88 | 179,628.65 | 171,777.57 | 172,814.38 | 714,163.48 | 707,960.62 |
| APPORTIONMENT OF COMMON AREA EXPENSES | 公共地方費用分攤 | - | - | - | - | - | - |
| DOMESTIC UNITS (10%) | 住宅 | 18,994.29 | 17,962.87 | 17,177.76 | 17,281.44 | 71,416.35 | 70,796.06 |
| CAR PARKS (15%) | 車場 | 28,491.43 | 26,944.30 | 25,766.64 | 25,922.16 | 107,124.52 | 106,194.09 |
| COMMERCIAL COMPLEX (73%) | 商場 | 138,658.30 | 131,128.91 | 125,397.63 | 126,154.50 | 521,339.34 | 516,811.25 |
| RETAINED AREAS (2%) | 休憩,運動地方 | 3,798.86 | 3,592.57 | 3,435.54 | 3,456.28 | 14,283.27 | 14,159.22 |
| | | 189,942.88 | 179,628.65 | 171,777.57 | 172,814.38 | 714,163.48 | 707,960.62 |