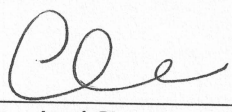


BELAIR GARDENS 富豪花園
STATEMENT OF FINANCIAL POSITION
財務狀況表 - 31.08.2023

		<u>UNAUDITED</u>	<u>31/12/2022</u>
		<u>HK\$</u>	<u>AUDITED</u>
			<u>HK\$</u>
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	45,844.50	37,080.40
Management fee income receivable	應收管理費	3,035,741.00	2,870,637.00
Other receivable	其他應收帳款	25,762.00	11,226.35
Amount due from the building manager	管理公司往來帳	502,678.54	469,745.68
Fixed deposits	銀行定期存款	52,178,973.89	50,766,407.49
Bank balance	銀行結餘	4,355,312.62	2,829,908.47
Cash in hand	現金結餘	15,000.00	75,763.00
		<u>60,159,312.55</u>	<u>57,060,768.39</u>
CURRENT LIABILITIES	流動負債		
Accrued expenses	應付款項	4,700,809.03	5,690,471.66
Amount due to the building manager	管理公司往來帳	-	-
Decoration deposits received	裝修按金	901,100.00	903,100.00
Debris removal deposits received	清泥頭按金	402,000.00	399,000.00
Management fee income received in advance	預繳管理費	662,795.00	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	217,368.00	204,408.00
		<u>6,974,172.03</u>	<u>7,807,398.66</u>
NET CURRENT ASSETS	淨流動資產	<u>53,185,140.52</u>	<u>49,253,369.73</u>
NET ASSETS	淨資產	<u>53,850,997.02</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	5,231,283.98	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	29,906,495.35	28,578,477.17
Accumulated surplus / (deficit) *	累積盈餘 / (赤字) *	18,040,636.95	15,461,892.34
TOTAL EQUITY	權益總額	<u>53,850,997.02</u>	<u>49,919,226.23</u>

For and on behalf of
Belair Garden Management Co., Ltd.
Licence Number: C-000268

X 
Authorised Signature
27th September, 2023



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ST11
BELAIR GARDENS
Accumulated Surplus / (Deficit) as at 31.8.2023

	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	1,368,190.66	1,357,588.70	1,369,869.81	1,318,661.35	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	18,811,583.31	1,896,843.74	1,372,876.67	2,629,185.59	2,011,730.08	26,723,219.39
Add: TRF from MGT Fee for the year 2022:	94,600.54	88,711.22	88,360.79	89,517.23	84,652.78	85,910.17	83,223.67	80,419.48	98,018.36	84,663.95	81,706.25	83,686.46	87,538.67	94,171.70	1,225,293.37	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	1,403,314.13	1,414,792.44	1,408,226.08	1,441,542.39	1,479,265.75	1,479,133.76	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	2,759,175.32	2,110,961.93	28,576,477.17
and 1/1/2023	64,788.11	60,385.46	60,513.93	62,465.20	59,654.61	65,356.34	62,114.77	61,712.38	63,912.00	75,507.97	69,461.77	57,556.10	60,695.56	68,164.82	885,242.02	135,909.10	155,405.94	88,472.77	65,988.35	1,328,018.18
Less: TRF from MGT Fee for the year 2023:	1,570,136.33	1,527,022.34	1,506,465.92	1,521,875.39	1,462,966.74	1,480,146.78	1,470,440.85	1,503,054.77	1,542,177.75	1,554,661.73	1,371,355.36	1,401,355.33	1,515,052.68	1,492,844.08	20,260,124.70	2,227,882.58	1,728,869.72	2,838,648.09	2,176,959.28	29,506,495.35
Balance as at 31/8/2023																				

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, which are provided for and/or in respect of such contingencies as the Building Manager shall deem fit. Sinking fund contributions are calculated at 5% (2022-23) on total expenditure before Building Manager's remuneration of Building.

ST11
 BELAIR GARDENS
 Accumulated Surplus / (Deficit) as at 31.8.2023

	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	DOMI 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	216,365.95	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 year 2022:	221,328.51	158,005.27	249,402.73	182,727.15	213,616.73	292,686.32	392,572.95	540,009.14	(89,201.06)	203,156.52	135,533.70	290,382.90	32,223.98	(139,852.18)	2,662,592.66	292,589.40	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	1,168,310.38	696,369.35	756,375.09	46,699.43	206,396.71	434,488.10	96,691.69	241,235.66	627,442.31	9,298,909.09	329,650.05	5,833,333.20	15,461,892.34
Surplus/(Deficit) for the period 1-8/2023:	174,483.68	143,749.88	106,433.27	125,276.90	137,894.00	83,640.24	183,960.68	276,516.26	130,648.04	(172,980.66)	(160,548.08)	304,576.46	71,751.97	37,381.52	1,528,782.26	289,471.20	760,486.15	2,578,744.61
Balance as at 31/8/2023	969,487.15	1,066,505.27	1,706,761.21	1,165,980.78	803,605.79	1,251,950.62	880,330.03	1,032,891.35	177,347.47	30,416.05	273,940.02	401,268.15	313,087.63	664,823.83	10,827,691.35	619,121.25	6,593,819.35	18,040,636.95

ST11
BELAIR GARDENS
RETAINED AREAS
STATEMENT OF COMPREHENSIVE INCOME
(FORMERLY KNOWN AS INCOME STATEMENT)
(未經審核)
富豪花園動地方
休憩及運動地方
綜合收益表
(前稱收支報告表)

INCOME:	JAN.2023	FEB.2023	MAR.2023	APR.2023	MAY.2023	JUN.2023	JUL.2023	AUG.2023	1-8/2023 TOTAL HK\$	1-8/2022 TOTAL HK\$
收人項目:										
羽毛球收入	-	-	-	-	-	112,200.00	2,400.00	-	114,600.00	99,450.00
單車費收入	-	-	-	-	-	-	-	-	-	-
電費收入	-	-	-	-	-	-	-	-	-	-
保險費收入	-	-	-	-	-	-	-	-	-	-
訴訟費收入	-	-	-	-	-	-	-	-	-	-
僱員計劃工資補貼	-	-	-	-	-	-	-	-	-	-
什項收入	110.00	-	-	1,500.00	-	-	-	275.00	1,885.00	16,967.00
泳池費收入	-	-	-	-	-	-	-	-	-	-
電訊發射台收入	-	-	-	-	-	-	-	-	-	-
網球費收入	-	110.00	-	1,500.00	-	112,200.00	2,400.00	275.00	116,485.00	116,417.00
支出項目:										
核數費	-	-	-	-	-	-	-	-	-	-
銀行費	-	-	-	-	-	-	-	-	-	-
清潔費	79,898.42	79,898.42	79,898.42	79,898.42	82,449.71	82,449.71	82,449.71	82,449.71	649,392.52	639,391.68
泥濘費	-	-	-	-	-	-	-	-	-	-
折備	-	-	-	-	-	-	-	-	-	-
電費	9,309.90	9,172.40	8,855.90	10,104.90	10,408.40	10,472.90	11,243.00	10,916.50	80,483.90	61,503.60
員工薪酬:										
SECURITY GUARDS' SALARIES	39,410.75	36,972.34	34,419.86	28,884.40	42,849.68	67,044.63	34,715.47	37,026.93	321,324.06	342,027.70
SECURITY GUARDS' MPF	1,482.39	1,804.09	1,287.28	1,059.03	1,571.55	1,050.90	1,102.56	1,130.12	10,487.92	12,112.88
WATCHMEN/CARETAKERS' SALARIES	26,488.79	23,890.38	23,747.07	19,666.90	27,410.05	22,031.90	22,073.48	22,811.48	188,120.05	191,563.40
WATCHMEN/CARETAKERS' MPF	979.48	864.12	818.78	639.50	884.01	715.65	717.64	740.95	6,360.13	6,781.52
FESTIVAL DECORATION	-	-	-	-	-	-	-	-	-	-
FURNITURE, FIXTURE & EQUIPMENT	-	-	-	-	-	-	-	-	-	-
GARDENING EXP/LANDSCAPE	-	-	20,889.00	-	-	-	-	-	20,889.00	17,768.00
INSURANCE	14,305.64	-	-	4,000.00	-	-	3,316.00	-	7,316.00	8,400.00
LEGAL FEE	-	-	-	-	-	-	-	-	-	13,643.08
PROFESSIONAL FEE	-	-	-	-	-	-	-	-	-	-
REPAIRS, RENOVALS & MAINTENANCE CHG OF:										
GENERAL REPAIR WORKS	10,548.00	80,200.00	57,600.00	11,342.22	11,500.00	76.00	25,200.00	14,400.00	210,866.22	305,294.38
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEN)	-	-	-	-	-	-	-	-	-	-
FIRE FIGHTING SYSTEM	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	1,066.64	4,566.64
SECURITY / CCTV SYSTEM	-	-	-	-	-	61,200.00	61,200.00	61,200.00	217,580.00	3,380.00
SWIMMING POOL	-	-	-	-	-	-	-	-	-	-
WALKIE TALKIE	-	-	-	-	-	-	-	-	-	-
SECURITY CHG	-	-	-	-	-	-	-	-	-	-
SUNDRY EXPENSES	1,387.43	1,018.74	15,713.73	2,985.16	1,844.19	3,101.91	4,445.30	803.26	31,299.72	13,804.40
TELEPHONE / BROADBAND	44.99	44.99	44.99	44.99	44.99	44.99	44.99	44.80	359.73	359.94
TS ENERGY SAVING	-	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	-	-	-	-	-	-	-	-	-	-
WATER FEE	3,815.40	2,473.34	-	-	3,315.10	-	-	-	2,473.34	7,130.50
支出現:	187,804.32	236,472.15	243,408.36	158,138.85	217,011.01	248,321.92	246,641.48	231,657.08	1,769,455.37	1,825,299.72
水電保養費(廣聯月費)	9,390.23	11,823.61	12,170.42	7,906.94	10,850.55	12,416.10	12,332.07	11,582.85	88,472.77	81,265.00
消防保養	9,390.23	11,823.61	12,170.42	7,906.94	10,850.55	12,416.10	12,332.07	11,582.85	88,472.77	81,265.00
保安系統/閉路電視	3,798.86	3,592.57	3,435.54	3,456.28	3,737.51	4,072.90	3,856.87	3,555.31	29,034.84	28,519.83
泳池保養	210,383.84	263,711.94	271,184.74	177,409.01	242,449.62	277,227.02	274,691.49	258,378.09	1,975,435.75	1,816,349.35
無線電對講機	(210,383.84)	(263,711.94)	(271,184.74)	(177,409.01)	(242,449.62)	(277,227.02)	(274,691.49)	(258,378.09)	(1,975,435.75)	(1,816,349.35)
保安費	-	-	-	-	-	-	-	-	-	-
什項支出	-	-	-	-	-	-	-	-	-	-
電話費/上網	-	-	-	-	-	-	-	-	-	-
TS節能管	-	-	-	-	-	-	-	-	-	-
制服	-	-	-	-	-	-	-	-	-	-
水費	-	-	-	-	-	-	-	-	-	-
支出現:	187,804.32	236,472.15	243,408.36	158,138.85	217,011.01	248,321.92	246,641.48	231,657.08	1,769,455.37	1,825,299.72
經理費	-	-	-	-	-	-	-	-	-	-
撥入維修基金	-	-	-	-	-	-	-	-	-	-
撥入公共地方費用分攤	-	-	-	-	-	-	-	-	-	-
總支出	(210,383.84)	(263,711.94)	(271,184.74)	(177,409.01)	(242,449.62)	(277,227.02)	(274,691.49)	(258,378.09)	(1,975,435.75)	(1,816,349.35)
淨支出	(10,548.00)	(80,200.00)	(57,600.00)	(11,342.22)	(11,500.00)	(76.00)	(25,200.00)	(14,400.00)	(210,866.22)	(305,294.38)

十四座根據業權份數分攤

APPORTIONMENT OF RETAINED AREAS EXPENSES:	1-8/2023 TOTAL HK\$	1-8/2022 TOTAL HK\$
BLOCK A	(15,517.03)	(15,517.03)
BLOCK B	(17,517.03)	(17,517.03)
BLOCK C	(17,517.03)	(17,517.03)
BLOCK D	(17,517.03)	(17,517.03)
BLOCK E	(17,517.03)	(17,517.03)
BLOCK F	(17,517.03)	(17,517.03)
BLOCK G	(17,517.03)	(17,517.03)
BLOCK H	(17,517.03)	(17,517.03)
BLOCK I	(17,517.03)	(17,517.03)
BLOCK J	(17,517.03)	(17,517.03)
BLOCK K	(17,517.03)	(17,517.03)
BLOCK L	(17,517.03)	(17,517.03)
BLOCK M	(17,517.03)	(17,517.03)
BLOCK N	(17,517.03)	(17,517.03)
業權份數	(1,858,950.75)	(1,858,950.75)

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

(未經審核)
富薈花園
屬村公共地方

綜合收益表

INCOME:	JAN-2023	FEB-2023	MAR-2023	APR-2023	MAY-2023	JUN-2023	JUL-2023	AUG-2023	1-8/2023 TOTAL	1-8/2022 TOTAL
BANK INT. INC.	-	-	-	-	-	-	-	-	-	-
INSURANCE COMPENSATION	-	-	-	-	-	-	-	-	-	-
EMPLOYMENT SUPPORT SCHEME-WAGE SUB:	-	-	-	-	-	-	-	-	-	-
SUNDRY INCOME	-	-	-	-	-	-	-	-	-	-
收入項目:										
銀行利息收入	-	-	-	-	-	-	-	-	-	-
保險賠償	-	-	-	-	-	-	-	-	-	-
僱員薪酬計劃-工資補貼	-	-	-	-	-	-	-	-	-	-
什項收入	-	-	-	-	-	-	-	-	-	-
LESS: EXPENSES										
AUDIT FEE	-	-	-	-	-	-	-	-	-	-
BANK CHARGES	919.50	932.50	1,688.00	1,920.00	929.50	1,026.00	936.50	929.50	9,281.50	8,481.50
CLEANING EXP.	39,433.10	39,433.10	39,433.10	39,433.10	40,605.84	40,605.84	40,605.84	40,605.84	320,155.76	315,168.00
DEBRIS REMOVAL CHG.	-	-	-	-	-	-	-	-	-	-
DEPRECIATION	-	-	-	-	-	-	-	-	-	-
ELECTRICITY	3,153.00	3,073.40	2,997.90	3,315.00	2,976.70	2,604.50	2,600.40	2,693.50	23,414.40	21,175.10
EMPLOYEE BENEFITS COST:										
SECURITY GUARDS' SALARIES	39,410.74	36,972.33	34,419.85	28,884.41	42,849.67	67,044.63	34,715.47	37,026.93	321,324.03	342,027.68
SECURITY GUARDS' MPF	1,482.38	1,804.09	1,287.28	1,059.02	1,571.55	1,050.90	1,102.56	1,130.12	10,487.90	12,112.83
WATCHMEN / CARETAKERS' SALARIES	50,467.10	49,568.61	49,568.61	45,339.44	55,647.16	48,477.56	48,136.68	48,981.11	396,213.72	375,813.81
WATCHMEN / CARETAKERS' MPF	1,217.62	1,101.89	1,056.54	877.27	1,188.17	970.01	952.43	981.52	8,345.45	8,966.52
FESTIVAL DECORATION	-	-	-	-	-	-	-	-	-	-
FURNITURE, FIXTURE & EQUIPMENT	-	-	-	-	-	-	-	-	-	-
GARDENING EXP / LANDSCAPE	-	-	-	-	-	-	-	-	-	-
GOVERNMENT RENT	-	-	-	-	-	-	-	-	-	-
INSURANCE	8,094.77	-	1,386.57	-	-	-	-	-	9,481.34	9,418.75
LEGAL FEE	-	-	-	-	-	-	-	-	-	-
PROFESSIONAL FEE	-	-	-	-	-	-	-	-	-	-
REPAIRS, RENOVALS & MAINTENANCE CHG (
CP EQUIPMENT	4,646.10	4,646.10	4,646.10	13,146.10	4,646.10	4,646.10	6,746.10	4,646.10	47,768.80	35,067.60
GENERAL REPAIR WORKS	5,666.00	2,400.00	-	5,022.22	-	-	-	4,800.00	17,888.22	13,133.38
DRAINAGE, WATER PIPES, PUMPS & ELEC	-	-	-	-	-	-	-	-	-	-
FIRE FIGHTING SYSTEM	133.39	133.39	133.39	133.39	133.39	133.39	133.39	133.39	1,067.12	4,067.12
SECURITY / CCTV SYSTEM	-	-	-	-	-	-	-	-	-	-
WALKIE TALKIE	-	-	-	-	-	-	-	-	-	-
SECURITY CHG	-	-	-	-	-	-	-	-	-	-
SUNDRY EXPENSES	144.61	2,853.11	1,609.61	68.00	1,432.20	79.10	66.64	1,770.50	8,023.77	6,599.45
TELEPHONE / BROADBAND	907.03	907.03	907.03	906.03	907.03	907.03	907.03	906.57	7,254.18	7,254.18
T5 ENERGY SAVING	-	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	-	2,473.22	-	-	-	587.00	-	-	3,060.22	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	136,000.00
EXPENSES:										
MANAGERS REMUNERATION (5%)	172,675.34	163,298.77	156,161.43	157,103.98	169,887.31	185,132.06	153,903.04	161,605.08	1,319,767.01	1,296,355.92
TRANSFER TO SINKING FUND (5%)	8,633.77	8,164.94	7,808.07	7,855.20	8,494.37	9,256.60	7,695.20	8,080.25	65,988.35	64,817.79
TOTAL EXPENSES	189,942.88	179,628.65	171,777.57	172,814.38	186,876.05	203,645.26	169,293.34	177,765.58	1,451,743.71	1,425,991.50
NET EXPENSES	189,942.88	179,628.65	171,777.57	172,814.38	186,876.05	203,645.26	169,293.34	177,765.58	1,451,743.71	1,425,991.50
支出:										
管理層酬金	172,675.34	163,298.77	156,161.43	157,103.98	169,887.31	185,132.06	153,903.04	161,605.08	1,319,767.01	1,296,355.92
撥入維修基金	8,633.77	8,164.94	7,808.07	7,855.20	8,494.37	9,256.60	7,695.20	8,080.25	65,988.35	64,817.79
總支出	189,942.88	179,628.65	171,777.57	172,814.38	186,876.05	203,645.26	169,293.34	177,765.58	1,451,743.71	1,425,991.50
淨支出	189,942.88	179,628.65	171,777.57	172,814.38	186,876.05	203,645.26	169,293.34	177,765.58	1,451,743.71	1,425,991.50
APPORTIONMENT OF COMMON AREA EXPENSES 公共地方費用分攤										
DOMESTIC UNITS (10%)	18,994.29	17,962.87	17,177.76	17,281.44	18,687.61	20,364.53	16,929.33	17,776.56	145,174.37	142,599.15
CAR PARKS (15%)	28,491.43	26,944.30	25,766.64	25,922.16	28,031.41	30,546.79	25,394.00	26,664.84	217,761.56	213,896.72
COMMERCIAL COMPLEX (73%)	138,658.30	131,128.91	125,397.63	126,154.50	136,419.52	148,661.04	123,584.14	129,768.87	1,059,772.91	1,040,973.80
RETAINED AREAS (2%)	3,798.86	3,592.57	3,435.54	3,456.28	3,737.51	4,072.90	3,385.87	3,555.31	29,034.87	28,519.83
	189,942.88	179,628.65	171,777.57	172,814.38	186,876.05	203,645.26	169,293.34	177,765.58	1,451,743.71	1,425,991.50