


BELAIR GARDENS 富豪花園
STATEMENT OF FINANCIAL POSITION
財務狀況表 - 30.11.2023

		UNAUDITED HK\$	31/12/2022 AUDITED 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
		665,856.50	665,856.50
CURRENT ASSETS	流動資產		
Inventories	存貨	31,869.50	37,080.40
Management fee income receivable	應收管理費	2,581,016.00	2,870,637.00
Other receivable	其他應收帳款	19,891.54	11,226.35
Amount due from the building manager	管理公司往來帳	291,586.21	469,745.68
Fixed deposits	銀行定期存款	54,808,952.79	50,766,407.49
Bank balance	銀行結餘	2,924,111.49	2,829,908.47
Cash in hand	現金結餘	15,060.00	75,763.00
		60,672,487.53	57,060,768.39
CURRENT LIABILITIES	流動負債		
Accrued expenses	應付款項	4,658,359.32	5,690,471.66
Amount due to the building manager	管理公司往來帳	-	-
Decoration deposits received	裝修按金	913,100.00	903,100.00
Debris removal deposits received	清泥頭按金	414,000.00	399,000.00
Management fee income received in advance	預繳管理費	451,756.00	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	222,228.00	204,408.00
		6,749,543.32	7,807,398.66
NET CURRENT ASSETS	淨流動資產	53,922,944.21	49,253,369.73
NET ASSETS	淨資產	54,588,800.71	49,919,226.23
BUILDING OWNERS' FUNDS	大廈業主資金分列		
Management fee deposits received	管理費按金	5,237,796.98	5,207,075.98
Public utility deposits received	公共水電按金	672,780.74	671,780.74
Sinking fund	維修基金	30,443,156.20	28,578,477.17
Accumulated surplus / (deficit) *	累積盈餘 / (赤字) *	18,235,066.79	15,461,892.34
TOTAL EQUITY	權益總額	54,588,800.71	49,919,226.23

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


Authorized Signature
28th December, 2023



ST11
 BELAIR GARDENS
 Accumulated Surplus / (Deficit) as at 30.11.2023

	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	1,307,588.70	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	1,266,822.65	1,248,577.56	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: TR from HCF Fee for the year 2022	94,600.54	86,711.22	86,360.79	85,517.33	84,650.78	85,910.17	83,223.67	80,419.48	88,018.36	84,683.95	81,706.25	83,686.46	87,538.67	94,171.70	1,225,229.37	205,129.72	324,607.11	120,889.73	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	1,408,226.08	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	20,037,812.68	2,101,973.46	1,577,483.78	2,750,175.32	2,110,961.93	28,578,477.17
Add: TR from HCF Fee for the period 1-11/2023	93,233.22	86,355.75	86,150.89	88,888.51	86,157.84	91,445.40	89,088.69	92,141.79	87,729.11	100,207.11	96,560.27	81,643.58	87,359.49	82,757.11	1,220,181.79	194,387.28	207,208.19	118,401.86	84,487.94	1,884,679.03
Balance as at 30/11/2023	1,598,621.44	1,543,257.63	1,527,100.38	1,548,275.65	1,489,490.97	1,506,237.84	1,497,314.77	1,533,684.18	1,567,014.86	1,579,382.87	1,398,453.86	1,425,482.81	1,541,720.81	1,526,506.37	21,257,994.47	2,296,360.74	1,784,691.97	2,868,577.18	2,195,449.87	30,463,156.20

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 or on the initial provision for and/or in respect of such contingencies as the Building Manager shall deem fit. Sinking fund contributions are calculated at 3% (2022-23) on total expenditure before Building Manager's remuneration of Building.

ST11
 BELAIR GARDENS
 Accumulated Surplus / (Deficit) as at 30.11.2023

	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	451,063.80	876,655.32	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 year 2022:	221,328.51	158,005.27	249,402.73	182,727.15	213,616.73	292,686.32	392,572.95	540,609.14	(89,901.06)	203,156.52	135,533.70	280,382.90	32,823.98	(159,852.18)	2,662,592.66	292,589.40	1,355,636.80	4,310,218.86
Balance as at 31/12/2022 and 1/1/2023	795,003.47	922,755.29	1,600,327.94	1,040,703.88	664,680.53	1,169,341.64	696,369.35	756,973.09	46,999.43	206,396.71	434,488.10	96,091.69	241,335.66	627,442.31	9,298,909.09	329,650.05	5,833,333.20	15,461,892.34
Surplus/(Deficit) for the period 1-11/2023:	148,788.99	120,879.33	212,239.98	113,339.91	104,234.97	86,666.95	178,266.67	226,229.37	147,667.75	(158,176.81)	(116,136.08)	370,930.90	20,128.54	26,188.90	1,490,249.37	175,215.48	1,107,709.60	2,773,174.45
Balance as at 30/11/2023	943,792.46	1,043,634.62	1,812,567.92	1,154,043.79	768,915.50	1,256,008.59	874,636.02	983,202.46	154,667.18	48,219.90	318,351.22	467,022.59	261,464.20	653,631.21	10,789,158.46	504,865.53	6,941,042.80	18,235,066.79

ST11 (未經審核)
BELAIR GARDENS 富豪花園
COMMON AREAS 屬村公共地方
(FORMERLY KNOWN AS ESTATE AREA)
STATEMENT OF COMPREHENSIVE INCOME 綜合收益表

INCOME:	收入項目:	JAN.2023	FEB.2023	MAR.2023	APR.2023	MAY.2023	JUN.2023	JUL.2023	AUG.2023	SEP.2023	OCT.2023	NOV.2023	1-11/2023 TOTAL HK\$	1-11/2022 TOTAL HK\$
BANK INT. INC.	銀行利息收入	-	-	-	-	-	-	-	-	-	-	-	-	-
INSURANCE COMPENSATION	保險賠償	-	-	-	-	-	-	-	-	-	-	-	-	-
EMPLOYMENT SUPPORT SCHEME-WAGE SUR	僱員薪酬計劃-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	919.50	932.50	1,688.00	1,520.00	929.50	1,026.00	936.50	929.50	933.00	928.00	948.00	12,090.50	11,254.50
CLEANING EXP.	清潔費	39,433.10	39,433.10	39,433.10	39,433.10	40,605.84	40,605.84	40,605.84	40,605.84	40,605.84	40,605.84	40,605.84	441,973.28	433,467.30
DEBRIS REMOVAL CHG.	垃圾費	-	-	-	-	-	-	-	-	-	-	-	-	-
DEPRECIATION	折舊	-	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY	電費	3,153.00	3,073.40	2,997.90	3,315.00	2,976.70	2,604.50	2,600.40	2,693.50	2,824.00	2,905.10	2,789.30	31,932.80	29,921.20
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	42,849.67	67,044.63	34,715.47	37,026.93	73,178.41	38,733.82	35,095.02	468,331.28	439,692.20
SECURITY GUARDS' MPF	強積金-保安	1,482.38	1,804.09	1,287.28	1,059.02	1,571.55	1,050.90	1,102.56	1,130.12	971.67	968.51	954.63	13,382.71	16,319.46
WATCHMEN / CARETAKERS' SALARIES	薪金	50,467.10	49,568.61	49,596.06	45,339.44	55,647.16	48,477.56	48,136.68	48,981.11	45,948.20	41,524.79	41,855.00	525,541.71	544,538.85
WATCHMEN / CARETAKERS' MPF	強積金	1,217.62	1,101.89	1,058.54	877.27	1,188.17	970.01	952.43	981.52	971.48	1,007.68	(30,497.88)	(20,173.27)	12,702.49
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
LEGAL FEE	訴訟費	-	-	-	-	-	-	-	-	-	-	-	-	9,418.75
PROFESSIONAL FEE	專業費用	-	-	-	-	-	-	-	-	-	-	-	-	-
REPAIRS, RENOVALS & MAINTENANCE CHG (維修保養費:													
CP EQUIPMENT	專業設備	4,646.10	4,646.10	4,646.10	13,146.10	4,646.10	4,646.10	6,746.10	4,646.10	6,686.10	4,925.07	4,925.07	64,305.04	60,627.00
GENERAL REPAIR WORKS	一般維修工程	5,666.00	2,400.00	-	5,022.22	-	-	-	4,800.00	3,600.00	73,125.00	33,700.00	128,313.22	41,033.38
DRAINAGE, WATER PIPES, PUMPS & ELEC.	水電煤管費(讀數月)	-	-	-	-	-	-	-	-	-	-	-	-	-
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	133.39	133.39	133.39	133.39	133.39	133.39	133.39	1,467.29	8,067.29
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	1,432.20	79.10	66.64	1,770.50	817.00	1,866.50	2,033.75	12,741.02	7,380.95
TELEPHONE / BROADBAND	電話網/上網	907.03	907.03	907.03	906.03	907.03	907.03	907.03	906.57	905.57	906.44	906.54	9,973.33	10,013.93
TS ENERGY SAVING	節能監察	-	-	-	-	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	制服及洗衣費	-	2,473.22	-	-	-	587.00	-	-	-	338.50	-	3,398.72	1,736.00
OWNERS' COMMITTEE EXP.	業主立案法團費用	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
EXPENSES:	支出:													
MANAGER'S REMUNERATION (5%)	經理費	8,633.77	8,164.94	7,808.07	7,855.20	8,494.37	9,256.60	7,695.15	8,080.25	9,728.73	11,248.43	7,522.43	94,487.94	90,658.41
TRANSFER TO SINKING FUND (5%)	撥入維修基金	8,633.77	8,164.94	7,808.07	7,855.20	8,494.37	9,256.60	7,695.15	8,080.25	9,728.73	11,248.43	7,522.43	94,487.94	90,658.41
TOTAL EXPENSES	總支出	189,942.88	179,628.65	171,777.57	172,814.38	185,876.05	203,645.26	189,293.34	177,765.58	214,032.12	247,465.50	165,493.52	2,078,734.85	1,994,485.12
NET EXPENSES	淨支出	189,942.88	179,628.65	171,777.57	172,814.38	185,876.05	203,645.26	189,293.34	177,765.58	214,032.12	247,465.50	165,493.52	2,078,734.85	1,994,485.12
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	18,687.61	20,364.53	18,929.33	17,776.56	21,403.21	24,746.55	16,549.35	207,873.49	199,448.51
CAR PARKS (15%)	車庫	28,491.43	26,944.30	25,766.64	25,922.16	28,031.41	30,546.79	25,394.00	26,664.84	32,104.82	37,119.83	24,824.03	311,810.23	299,172.77
COMMERCIAL COMPLEX (73%)	商業	138,658.30	131,128.91	125,397.63	126,154.50	136,419.52	148,661.04	123,584.14	129,768.87	156,244.45	180,649.82	120,810.27	1,517,476.44	1,455,974.15
RETAINED AREAS (2%)	休憩、運動地方	3,798.86	3,592.57	3,435.54	3,456.28	3,737.51	4,072.90	3,385.87	3,555.31	4,280.64	4,949.30	3,309.87	41,574.69	39,889.69
		189,942.88	179,628.65	171,777.57	172,814.38	185,876.05	203,645.26	189,293.34	177,765.58	214,032.12	247,465.50	165,493.52	2,078,734.85	1,994,485.12

