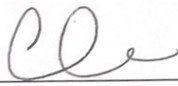


BELAIR GARDENS 富豪花園
STATEMENT OF FINANCIAL POSITION
財務狀況表 - 31.12.2023

		UNAUDITED HK\$	31/12/2022 AUDITED HK\$
NON-CURRENT ASSETS	非流動資產		
Plant & equipment	傢俬、機械和設備	5,950.00	13,777.50
Public utility deposits outward	公共按金	652,079.00	652,079.00
		658,029.00	665,856.50
CURRENT ASSETS	流動資產		
Inventories	存貨	18,544.50	37,080.40
Management fee income receivable	應收管理費	1,937,074.00	2,870,637.00
Other receivable	其他應收帳款	44,453.77	11,226.35
Amount due from the building manager	管理公司往來帳	441,559.73	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	3,341,647.29	2,829,908.47
Cash in hand	現金結餘	55,145.00	75,763.00
		60,647,377.08	57,060,768.39
CURRENT LIABILITIES	流動負債		
Accrued expenses	應付款項	4,939,627.49	5,690,471.66
Amount due to the building manager	管理公司往來帳	-	-
Decoration deposits received	裝修按金	910,100.00	903,100.00
Debris removal deposits received	清泥頭按金	411,000.00	399,000.00
Management fee income received in advance	預繳管理費	279,779.00	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	223,848.00	204,408.00
		6,854,454.49	7,807,398.66
NET CURRENT ASSETS	淨流動資產	53,792,922.59	49,253,369.73
NET ASSETS	淨資產	54,450,951.59	49,919,226.23
BUILDING OWNERS' FUNDS	大廈業主資金分列		
Management fee deposits received	管理費按金	5,238,450.98	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	30,627,282.35	28,578,477.17
Accumulated surplus / (deficit) *	累積盈餘 / (赤字) *	17,912,437.52	15,461,892.34
TOTAL EQUITY	權益總額	54,450,951.59	49,919,226.23

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


Authorized Signature
30th January, 2024



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ST11
 BELAIR GARDENS
 Accumulated Surplus / (Deficit) as at 31.12.2023

	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	P.A.	COMMON AREAS	GRAND TOTAL
Balance as at 1/1/2021	1,410,787.68	1,388,190.66	1,377,588.70	1,369,869.81	1,318,681.35	1,278,882.27	1,325,002.41	1,261,122.91	1,281,247.59	1,284,469.81	1,201,872.34	1,260,152.77	1,246,822.65	1,249,577.56	1,681,283.31	1,686,442.74	1,372,826.67	2,629,185.59	2,011,720.08	66,722,219.39
Income for the year 2021	54,620.54	89,211.22	89,260.79	89,217.23	84,650.78	85,910.17	83,232.67	80,419.48	89,018.36	84,693.95	81,706.25	83,886.46	87,538.67	94,171.70	1,275,299.37	208,128.72	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	1,456,949.49	1,459,287.14	1,403,332.13	1,414,792.44	1,408,235.08	1,441,542.39	1,479,266.75	1,479,153.76	1,301,993.59	1,343,833.23	1,454,361.32	1,443,249.26	2,027,882.68	2,110,972.66	1,577,433.78	2,750,175.32	2,110,951.93	28,578,477.17
and 1/1/2023	103,273.34	94,285.55	94,883.85	96,202.81	94,272.61	100,183.63	88,318.60	104,027.38	96,978.25	109,275.31	103,807.14	88,928.24	102,857.07	92,255.72	1,381,592.61	212,674.24	224,042.67	127,967.95	100,527.51	2,048,805.18
for the period 1-12-2023	1,601,615.56	1,551,187.44	1,550,833.35	1,555,717.95	1,497,604.74	1,514,976.06	1,506,702.68	1,545,569.77	1,576,245.01	1,588,429.07	1,405,800.73	1,432,761.47	1,557,218.39	1,535,504.98	21,419,475.29	2,319,646.90	1,801,526.65	2,878,143.27	2,212,479.44	30,627,282.35
Balance as at 31/12/2023																				

Since 1 May 1994, 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 rental provision for and/or in respect of such contingencies as the Building Manager shall deem fit. Sinking fund contributions are calculated at 5% (2023-25%) on total expenditure before Building Manager's remuneration of Building.

ST11
RETAIL GARDENS
STATEMENT OF COMPREHENSIVE INCOME
(FORMERLY KNOWN AS INCOME STATEMENT)

(未經審核)
寬宏花園
零售及園藝地方
綜合收支表
(附錄收支表各表)

INCOME:

- BADWINTON INCOME
- BICYCLE INCOME
- ELECTRICITY CHEG-RECOVERED
- INSURANCE CONTRIBUTION
- RENTAL INCOME
- SPONSORSHIP INCOME
- SCHEME-WAGE SUBSIDIES
- SWIMMING POOL INCOME
- TELECOM STATION INCOME
- TENNIS COURT INCOME

收入項目:

- 羽毛球收入
- 單車收入
- 電單車收入
- 保險費
- 租金收入
- 贊助收入
- 工資補貼
- 游泳池收入
- 電單車收入
- 網球場收入

	JAN-2023	FEB-2023	MAR-2023	APR-2023	MAY-2023	JUN-2023	JUL-2023	AUG-2023	SEP-2023	OCT-2023	NOV-2023	DEC-2023	1-12-2023 TOTAL HK\$	1-12-2022 TOTAL HK\$
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LESS: EXPENSES:

- AUDIT FEE
- BANK CHARGES
- CLEANING EXP
- DEBRIS REMOVAL CHG.
- DEPRECIATION
- ELECTRICITY
- EXPLORE REVENUES COST:
- GENERAL GARDENS SALARIES
- WATCHMEN/CARETAKERS SALARIES
- WATCHMEN/CARETAKERS MPF
- FESTIVAL DECORATION
- FURNITURE, FIXTURE & EQUIPMENT
- GARDENING EXP/LANDSCAPE
- LEGAL FEE
- LEGAL FEE
- PROFESSIONAL FEE
- REPAIRS, RENEWALS & MAINTENANCE CHG-OF:
- GENERAL REPAIR WORKS
- DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LURA)
- FIRE FIGHTING SYSTEM
- SECURITY / CCTV SYSTEM
- SWIMMING POOL
- WATER TAX
- SECURITY TAX
- SOUNDING EXPENSES
- TELEPHONE / BROADBAND
- TS ENERGY SAVING
- UNIFORM & LAUNDRY
- WATER FEE

支出口項:

- 核數費
- 銀行費
- 清潔費
- 拆毀費
- 員工薪酬:
- 薪金
- 強積金
- 福利
- 酬賓
- 保險費
- 維修費
- 一般維修工程
- 水電保養費(包括月費)
- 消防保養費
- 保安系統/閉路電視
- 泳池保安
- 無線電對講機
- 保安費
- 什物
- 電話費/上網
- 制服
- 水費
- 修護
- 雜項
- 及本地地方費用分攤
- 總支出
- 淨支出

	JAN-2023	FEB-2023	MAR-2023	APR-2023	MAY-2023	JUN-2023	JUL-2023	AUG-2023	SEP-2023	OCT-2023	NOV-2023	DEC-2023	1-12-2023 TOTAL HK\$	1-12-2022 TOTAL HK\$
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APPOINTMENT OF RETAINED AREAS EXPENSES:

- 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

	JAN-2023	FEB-2023	MAR-2023	APR-2023	MAY-2023	JUN-2023	JUL-2023	AUG-2023	SEP-2023	OCT-2023	NOV-2023	DEC-2023	1-12-2023 TOTAL HK\$	1-12-2022 TOTAL HK\$
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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

		JAN.2023	FEB.2023	MAR.2023	APR.2023	MAY.2023	JUN.2023	JUL.2023	AUG.2023	SEP.2023	OCT.2023	NOV.2023	DEC.2023	1-12/2023 TOTAL	1-12/2022 TOTAL
INCOME:	收入項目:	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BANK INT., INC.	銀行利息收入	-	-	-	-	-	-	-	-	-	-	-	-	-	-
INSURANCE COMPENSATION	保險賠償	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EMPLOYMENT SUPPORT SCHEME-WAGE SUB.	保就業計劃-工資補貼	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SIDNEY INCOME	什項收入	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LESS: EXPENSES	支出項目:														
AUDIT FEE	核數費	919.50	922.50	1,688.00	1,920.00	929.50	1,026.00	936.50	929.50	933.00	928.00	948.00	943.50	13,094.00	11,254.50
BANK CHARGES	銀行費用	39,493.10	39,493.10	39,493.10	39,493.10	40,005.84	40,005.84	40,005.84	40,005.84	40,005.84	40,005.84	40,005.84	40,005.84	482,279.12	433,467.20
CLEANING EXP.	清潔費	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DEBRIS REMOVAL CHG.	拆卸費	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DEPRECIATION	折舊	3,153.00	3,073.40	2,997.90	3,315.00	2,976.20	2,604.50	2,600.40	2,693.50	2,824.00	2,905.10	2,789.30	2,838.10	34,770.50	29,921.20
ELECTRICITY	電費	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EMPLOYEE BENEFITS COST:	員工薪酬:														
SECURITY GUARDS SALARIES	船隻-保安	39,410.74	36,972.33	34,419.85	28,894.41	42,899.67	67,044.63	34,715.47	37,026.93	73,178.41	38,723.82	35,095.02	41,630.08	599,961.36	439,699.20
WATCHMEN / CARETAKERS SALARIES	船隻-保安	1,482.38	1,804.09	1,287.28	1,059.02	1,571.55	1,650.90	1,102.56	1,130.12	971.67	968.51	959.63	780.68	14,163.39	16,319.46
WATCHMEN / CARETAKERS MPF	船隻-保安	50,672.10	49,588.61	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	46,106.01	571,647.72	544,538.85
FESTIVAL DECORATION	節日裝飾	1,217.62	1,101.89	1,056.54	877.27	1,188.17	970.01	927.43	981.52	971.48	1,007.68	(30,497.88)	1,237.09	(18,936.18)	12,702.49
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LANDSCAPE EXP./LANDSCAPE	園藝費	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GOVERNMENT RENT	地稅	-	-	-	-	-	-	-	-	-	-	-	-	-	-
INSURANCE	保險費	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LEGAL FEE	訴訟費	8,094.77	-	1,386.57	-	-	-	-	-	-	-	-	-	9,481.34	9,418.75
PROFESSIONAL FEE	專業費用	-	-	-	-	-	-	-	-	-	-	-	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG (OP EQUIPMENT	修理保養費:														
GENERAL REPAIR WORKS	一般維修工程	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	4,925.07	62,220.11	60,627.00
DRAINAGE, WATER PIPES, PUMPS & ELEC	水電保養費(廣動月)	5,666.00	2,400.00	-	5,022.22	-	-	-	4,800.00	3,600.00	73,125.00	-	-	33,700.00	41,033.38
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	133.39	1,600.68	8,667.29
WALKWAY/ALC	無障礙斜路費	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY CHG	保安費	144.61	2,833.11	1,609.61	68.00	1,432.20	79.10	66.64	1,720.50	817.00	1,866.50	2,033.75	85.00	12,826.02	7,380.95
SHOPIRY EXPENSES	什項支出	907.03	907.03	907.03	906.03	907.03	907.03	907.03	906.57	905.57	906.44	906.54	906.57	10,879.90	10,013.93
TELEPHONE / BROADBAND	電話費/上網	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TS ENERGY SAVING	TS節能管	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	17,000.00	204,800.00	187,000.00
EXPENSES:	支出:	172,675.34	162,288.77	156,161.49	157,103.98	169,897.31	185,122.06	153,903.04	161,665.08	194,574.66	234,968.84	150,448.86	160,791.33	2,050,330.30	1,813,168.30
MANAGER'S REMUNERATION (5%)	經理薪酬	8,653.77	8,164.94	7,808.07	7,855.20	8,494.37	9,256.60	7,669.15	8,080.25	9,728.73	11,248.43	7,522.43	8,039.57	10,527.51	90,657.41
TRANSFER TO SINKING FUND (5%)	撥入維修基金	189,942.88	179,628.65	171,777.57	172,814.38	186,676.05	203,645.26	169,293.34	177,765.58	214,023.12	247,465.50	165,493.52	176,870.47	2,255,605.32	1,994,485.12
TOTAL EXPENSES	總支出	189,942.88	179,628.65	171,777.57	172,814.38	186,676.05	203,645.26	169,293.34	177,765.58	214,023.12	247,465.50	165,493.52	176,870.47	2,255,605.32	1,994,485.12
NET EXPENSES	淨支出	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	18,697.61	20,364.53	16,029.33	17,776.56	21,403.21	24,746.55	16,549.35	17,687.05	225,560.53	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	26,520.57	338,340.80	299,172.77
COMMERCIAL COMPLEX (73%)	商業	138,658.30	134,128.91	128,397.63	126,154.90	136,419.52	148,661.04	123,884.14	129,788.87	156,243.45	180,649.82	120,810.27	128,115.44	1,646,591.88	1,455,974.15
RETAINED AREAS (2%)	休憩、康樂地方	3,798.86	3,592.57	3,435.54	3,465.28	3,727.51	4,022.90	3,385.87	3,555.31	4,280.64	4,992.30	3,309.87	3,537.41	45,112.11	39,889.69
		189,942.88	179,628.65	171,777.57	172,814.38	186,676.05	203,645.26	169,293.34	177,765.58	214,023.12	247,465.50	165,493.52	176,870.47	2,255,605.32	1,994,485.12