

BELAIR GARDENS 富豪花園
STATEMENT OF FINANCIAL POSITION
財務狀況表 - 31.10.2015

		UNAUDITED HK\$	31/12/2014 AUDITED HK\$
NON-CURRENT ASSETS	非流動資產		
Plant & equipment	傢俬、機械和設備	1,320,680.40	641,125.40
Public utility deposits outward	公共按金	638,548.00	638,548.00
		<u>1,959,228.40</u>	<u>1,279,673.40</u>
CURRENT ASSETS	流動資產		
Inventories	存貨	13,662.00	42,044.40
Management fee income receivable	應收管理費	1,432,602.00	1,230,946.00
F.S. works (car park) receivable	應收車場消防工程費	1,519.00	1,519.00
Other receivable	其他應收帳款	44,999.50	4,099.60
Amount due from the building manager	管理公司往來帳	-	-
C/A with building I. O.	法團往來帳	-	-
Prepayments / temporary payment	預付費用/暫付款	-	-
Property tax recoverable	預繳物業稅	-	-
Fixed bank deposits	銀行定期存款	21,646,251.59	20,005,152.89
Bank balance - current account	銀行結餘 - 往來戶口	1,246,124.81	695,832.86
Cash in hand	現金結餘	60,029.00	15,887.00
		<u>24,445,187.90</u>	<u>21,995,481.75</u>
CURRENT LIABILITIES	流動負債		
Accrued expenses	應付款項	626,623.00	780,774.45
Amount due to the building manager	管理公司往來帳	64,143.21	96,726.33
Decoration deposits received	裝修按金	711,600.00	734,600.00
Debris removal deposits received	清泥頭按金	145,500.00	154,500.00
Management fee income received in advance	預繳管理費	401,112.00	207,427.00
Telecom station licence fee deposit received	電訊站按金	106,400.00	106,400.00
Temporary receipt	暫收款	295,401.70	3,866.00
Property tax payable	應付物業稅	647,857.60	630,637.60
		<u>2,998,637.51</u>	<u>2,714,931.38</u>
NET CURRENT ASSETS	淨流動資產	<u>21,446,550.39</u>	<u>19,280,550.37</u>
NET ASSETS	淨資產	<u>23,405,778.79</u>	<u>20,560,223.77</u>
BUILDING OWNERS' FUNDS	大廈業主資金分列		
Management fee deposits received	管理費按金	4,733,176.98	4,688,808.98
Public utility deposits received	公共水電按金	656,180.74	654,180.74
Sinking fund	維修基金	15,892,798.37	14,628,955.64
Accumulated surplus / (deficit) *	累積盈餘 / (赤字) *	1,231,823.38	(300,621.91)
Deficit recovered	收回赤字	891,799.32	888,900.32
TOTAL EQUITY	權益總額	<u>23,405,778.79</u>	<u>20,560,223.77</u>

* Accumulated surplus / (deficit)		累積盈餘 / (赤字)	
Domestic	住宅	2,255,505.99	1,615,838.69
Commercial	商場	271,837.47	(515,423.12)
Car park	車場	(1,295,520.08)	(1,401,037.48)
		<u>1,231,823.38</u>	<u>(300,621.91)</u>

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

Authorized Signature
27th November, 2015



ST11
BELAIR GARDENS
RETAINED AREAS
STATEMENT OF COMPREHENSIVE INCOME
(FORMERLY KNOWN AS INCOME STATEMENT)

(未經審核)
富麗花園
休憩及運動地方
綜合收益表
(前稱收支報告表)

INCOME:		收人項目:										1-10/2014	
		JAN.2015	FEB.2015	MAR.2015	APR.2015	MAY.2015	JUN.2015	JUL.2015	AUG.2015	SEP.2015	OCT.2015	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	40.00	-	-	81,560.00	640.00	110.00	100.00	-	-	-	-	-
INSURANCE COMPENSATION	保險費賠償	-	-	-	-	-	-	-	-	-	-	-	-
LEGAL FEE RECOVERED	訴訟費收入	-	-	-	-	-	-	-	90.00	-	-	-	-
SUNDRY INCOME	什項收入	-	-	-	-	-	-	-	-	-	-	-	-
SWIMMING POOL INCOME	泳池費收入	60.00	-	223.89	-	-	-	-	-	-	1,039.62	1,039.62	-
TELECOM STATION INCOME	電訊登封台收入	-	-	-	-	-	-	180.00	-	-	-	-	-
TENNIS COURT INCOME	網球費收入	-	-	-	-	-	-	-	-	-	-	-	-
		100.00	-	223.89	81,560.00	640.00	110.00	280.00	90.00	-	1,159.62	84,163.51	84,313.88
LESS: EXPENSES	支出項目:												
AUDIT FEE	核數費	-	-	-	-	-	-	-	-	-	-	-	-
BANK CHARGES	銀行費	-	-	-	-	-	-	-	-	-	-	-	-
CLEANING EXP	清潔費	-	-	-	-	-	-	-	-	-	-	-	-
DEPRECIATION	折舊	49,942.00	49,942.00	49,942.00	49,942.00	53,830.32	53,830.32	53,830.32	53,830.32	53,830.32	53,830.32	522,749.92	499,420.00
ELECTRICITY	電費	10,844.90	9,279.90	10,670.50	9,066.50	9,578.40	9,544.90	11,028.70	7,303.90	8,166.10	9,350.30	94,834.10	105,364.50
EMPLOYEE BENEFITS COST:	員工薪酬:												
SECURITY GUARDS' SALARIES	薪金 - 保安	58,091.00	51,187.55	58,485.35	58,870.90	58,531.70	59,284.60	60,537.60	55,131.25	56,555.10	57,752.58	574,427.63	589,938.00
SECURITY GUARDS' MPF	強積金 - 保安	2,790.43	2,450.44	5,147.33	2,943.55	2,925.59	2,964.23	3,026.88	2,756.58	2,827.76	2,887.63	28,721.42	29,252.17
WATCHMEN/CARETAKERS' SALARIES	薪金	22,232.08	19,920.07	22,017.63	18,888.50	23,123.00	23,123.25	24,197.50	36,104.33	23,464.55	24,365.75	237,436.66	209,525.83
WATCHMEN/CARETAKERS' MPF	強積金	933.85	847.88	852.61	677.95	1,210.23	1,433.17	1,209.88	1,144.32	1,173.23	1,218.29	10,701.41	9,887.04
FESTIVAL DECORATION	節日裝飾	-	-	-	-	-	-	-	-	-	-	-	-
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	-	-	-	-	-	-	-	-	-	-	-	-
GARDENING EXP/LANDSCAPE	園藝費	-	-	-	-	-	-	-	-	-	-	-	-
INSURANCE	保險費	-	-	-	2,356.00	-	-	688.00	1,280.00	-	-	-	1,968.00
LEGAL FEE	訴訟費	14,942.13	-	-	58.74	-	1,500.00	-	-	-	6,000.00	1,000.00	2,428.00
PROFESSIONAL FEE	專業費用	-	-	-	-	-	-	-	-	-	-	15,000.87	11,656.67
REPAIRS, RENEWALS & MAINTENANCE CHG OF:	維修保養:												
DRAINAGE, WATER PIPES, PUMPS & ELEC.	水電維修保養等	40,081.25	44,069.00	34,416.00	63,890.00	94,459.00	115,984.00	73,775.00	63,325.00	32,520.00	136,369.00	698,888.25	539,841.03
FIRE FIGHTING SYSTEM	消防保養	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY / CCTV SYSTEM	保安系統/閉路電視	122.22	122.22	122.22	122.22	122.22	122.22	122.22	122.22	122.22	122.22	1,222.20	1,194.40
SWIMMING POOL	泳池保養	3,380.00	-	-	-	-	11,950.00	23,900.00	23,900.00	23,900.00	23,900.00	110,930.00	110,930.00
WALKIE TALKIE	無線電對講機	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY CHG	保安費	-	-	-	-	-	-	-	-	-	-	-	-
SUNDRY EXPENSES	什項支出	3,639.00	590.56	884.00	636.10	157.50	379.50	3,539.50	2,090.00	287.50	2,677.50	14,881.16	16,380.45
TELEPHONE / BROADBAND	電話費/上網	47.20	-	94.40	47.25	47.25	47.25	47.25	47.25	47.25	47.25	472.35	457.00
T5 ENERGY SAVING	T5節能管	2,191.96	2,191.96	2,191.96	2,191.96	2,191.96	2,191.96	2,191.96	2,191.96	2,191.96	2,191.96	21,919.60	21,919.60
UNIFORM & LAUNDRY	制服	-	-	-	-	-	-	-	-	-	-	-	-
WATER FEE	水費	8,681.92	-	-	-	8,845.44	-	-	-	-	-	21,919.60	21,919.60
EXPENSES:	支出:	217,919.94	180,601.58	182,824.00	209,691.67	266,973.61	294,305.40	258,094.81	249,227.13	218,303.35	296,812.80	3,074,472.22	2,374,754.29
MANAGER'S REMUNERATION (5%)	經理費	10,896.00	9,030.08	9,141.20	10,484.58	13,348.68	14,715.27	12,904.74	12,461.36	10,915.17	14,840.64	118,737.72	2,178,566.94
TRANSFER TO SINKING FUND (5%)	撥入維修基金	10,896.00	9,030.08	9,141.20	10,484.58	13,348.68	14,715.27	12,904.74	12,461.36	10,915.17	14,840.64	118,737.72	2,178,566.94
APPORTIONED ESTATE AREA EXP.	公共地方費用分攤	3,512.57	2,264.97	3,295.90	3,190.05	3,357.74	3,389.63	3,545.19	3,744.67	3,292.12	3,654.15	33,246.99	108,928.36
TOTAL EXPENSES	總支出	243,224.51	200,926.71	204,402.30	233,850.88	297,028.71	327,125.57	287,449.48	277,894.52	243,425.81	330,148.23	2,645,476.72	2,429,896.22
NET EXPENSES	淨支出	(243,124.51)	(200,926.71)	(204,178.41)	(152,290.88)	(296,388.71)	(327,015.57)	(287,169.48)	(277,804.52)	(243,425.81)	(328,988.61)	(2,561,313.21)	(2,345,582.34)
APPORTIONMENT OF RETAINED AREAS EXPENSES:	十四座根據業權份數分攤												
BLOCK A	1,988	(16,500.46)	(13,636.57)	(13,857.25)	(10,335.73)	(20,115.42)	(22,194.01)	(19,489.72)	(18,854.14)	(16,520.91)	(22,327.92)	(173,832.13)	(159,190.82)
BLOCK B	1,988	(16,500.46)	(13,636.57)	(13,857.25)	(10,335.73)	(20,115.42)	(22,194.01)	(19,489.72)	(18,854.14)	(16,520.91)	(22,327.92)	(173,832.13)	(159,190.82)
BLOCK C	1,988	(16,500.46)	(13,636.57)	(13,857.25)	(10,335.73)	(20,115.42)	(22,194.01)	(19,489.72)	(18,854.14)	(16,520.91)	(22,327.92)	(173,832.13)	(159,190.82)
BLOCK D	1,988	(16,500.46)	(13,636.57)	(13,857.25)	(10,335.73)	(20,115.42)	(22,194.01)	(19,489.72)	(18,854.14)	(16,520.91)	(22,327.92)	(173,832.13)	(159,190.82)
BLOCK E	1,648	(13,678.45)	(11,304.36)	(11,487.30)	(8,568.05)	(16,675.15)	(18,398.25)	(16,156.47)	(15,629.59)	(13,695.40)	(18,509.26)	(144,102.28)	(131,965.05)
BLOCK F	1,648	(13,678.45)	(11,304.36)	(11,487.30)	(8,568.05)	(16,675.15)	(18,398.25)	(16,156.47)	(15,629.59)	(13,695.40)	(18,509.26)	(144,102.28)	(131,965.05)
BLOCK G	1,648	(13,678.45)	(11,304.36)	(11,487.30)	(8,568.05)	(16,675.15)	(18,398.25)	(16,156.47)	(15,629.59)	(13,695.40)	(18,509.26)	(144,102.28)	(131,965.05)
BLOCK H	1,648	(13,678.45)	(11,304.36)	(11,487.30)	(8,568.05)	(16,675.15)	(18,398.25)	(16,156.47)	(15,629.59)	(13,695.40)	(18,509.26)	(144,102.28)	(131,965.05)
BLOCK I	2,458	(20,401.48)	(16,860.50)	(17,133.37)	(12,779.29)	(24,871.07)	(27,441.09)	(24,097.45)	(23,311.60)	(20,426.76)	(27,606.65)	(214,929.26)	(196,826.48)
BLOCK J	2,458	(20,401.48)	(16,860.50)	(17,133.37)	(12,779.29)	(24,871.07)	(27,441.09)	(24,097.45)	(23,311.60)	(20,426.76)	(27,606.65)	(214,929.26)	(196,826.48)
BLOCK K	2,458	(20,401.48)	(16,860.50)	(17,133.37)	(12,779.29)	(24,871.07)	(27,441.09)	(24,097.45)	(23,311.60)	(20,426.76)	(27,606.65)	(214,929.26)	(196,826.48)
BLOCK L	2,458	(20,401.48)	(16,860.50)	(17,133.37)	(12,779.29)	(24,871.07)	(27,441.09)	(24,097.45)	(23,311.60)	(20,426.76)	(27,606.65)	(214,929.26)	(196,826.48)
BLOCK M	2,458	(20,401.48)	(16,860.50)	(17,133.37)	(12,779.29)	(24,871.07)	(27,441.09)	(24,097.45)	(23,311.60)	(20,426.76)	(27,606.65)	(214,929.26)	(196,826.48)
BLOCK N	2,458	(20,401.48)	(16,860.50)	(17,133.37)	(12,779.29)	(24,871.07)	(27,441.09)	(24,097.45)	(23,311.60)	(20,426.76)	(27,606.65)	(214,929.26)	(196,826.48)
BLOCK O	2,458	(20,401.48)	(16,860.50)	(17,133.37)	(12,779.29)	(24,871.07)	(27,441.09)	(24,097.45)	(23,311.60)	(20,426.76)	(27,606.65)	(214,929.26)	(196,826.48)
業權份數	29,292	(243,124.51)	(200,926.71)	(204,178.41)	(152,290.88)	(296,388.71)	(327,015.57)	(287,169.48)	(277,804.52)	(243,425.81)	(328,988.61)	(2,561,313.21)	(2,345,582.34)

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

(未經審核)
富豪花園
屬村公共地方
綜合收益表
(前稱收支報告表)

INCOME:		收入項目:											1-10/2014
		JAN.2015	FEB.2015	MAR.2015	APR.2015	MAY.2015	JUN.2015	JUL.2015	AUG.2015	SEP.2015	OCT.2015	TOTAL	TOTAL
		HK\$											HK\$
BANK INT. INC.	銀行利息收入	-	-	-	-	-	-	-	-	-	-	-	-
INSURANCE COMPENSATION	保險賠償	-	-	-	-	-	-	-	-	-	-	-	-
SUNDRY INCOME	什項收入	-	-	163.87	-	-	-	-	-	-	-	163.87	-
				163.87								163.87	264.04
LESS : EXPENSES	支出項目:												
AUDIT FEE	核數費	-	-	-	-	-	-	-	-	-	-	-	-
BANK CHARGES	銀行費用	-	-	-	-	-	-	-	-	-	-	-	-
CLEANING EXP.	清潔費	556.00	561.50	1,463.00	565.50	563.00	564.00	563.00	572.50	572.50	573.50	6,554.50	6,504.00
DEBRIS REMOVAL CHG.	泥頭費	24,970.65	24,970.65	24,970.65	24,970.65	26,915.16	26,915.16	26,915.16	26,915.16	26,915.16	26,915.16	261,373.56	249,706.50
DEPRECIATION	折舊	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY	電費	-	-	-	-	-	-	-	-	-	-	-	-
EMPLOYEE BENEFITS COST:	員工薪酬:	2,690.20	2,365.90	2,663.50	2,335.00	2,532.00	3,005.10	3,557.80	2,153.20	2,402.10	2,791.60	26,496.10	23,670.80
SECURITY GUARDS' SALARIES	薪金 - 保安	58,091.00	51,187.54	58,485.34	58,870.90	58,531.70	59,284.60	60,537.60	55,131.24	56,555.10	57,752.57	574,427.59	589,937.94
SECURITY GUARDS' MPF	強積金 - 保安	2,790.42	2,450.44	3,147.32	2,943.54	2,926.58	2,964.22	3,026.88	2,756.57	2,887.62	2,887.62	28,721.34	29,252.08
WATCHMEN / CARETAKERS' SALARIES	薪金	44,660.77	4,306.89	44,064.03	41,251.10	45,489.10	45,595.95	46,670.20	58,586.23	45,485.75	46,011.25	422,121.27	434,215.81
WATCHMEN / CARETAKERS' MPF	強積金	1,479.17	1,129.20	1,021.03	846.38	1,842.10	1,766.79	1,543.50	1,478.41	1,484.28	1,446.56	14,037.42	13,221.51
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	4,327.13	-	-	-	-	-	-	-	-	-	-	-
LEGAL FEE	訴訟費	-	-	-	58.74	-	-	-	-	-	-	-	-
PROFESSIONAL FEE	專業費用	-	-	-	-	-	-	-	-	-	-	4,385.87	7,945.82
REPAIRS, RENEWALS & MAINTENANCE CHG OF:	維修保養:	-	-	-	-	-	-	-	-	-	-	-	-
CP EQUIPMENT	車場設備	-	-	-	-	-	-	-	-	-	-	-	-
DRAINAGE, WATER PIPES, PUMPS & ELEC.	水電維修保養等等	6,947.25	3,233.00	33.00	11.00	22.00	811.00	4,511.00	-	-	6,800.00	6,800.00	-
FIRE FIGHTING SYSTEM	消防保養	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY / CCTV SYSTEM	保安系統 / 閉路電視	122.26	122.26	122.26	122.26	122.26	122.26	122.26	122.26	122.26	122.26	1,222.60	1,195.20
WALKIE TALKIE	無線電對講機	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY CHG	保安費	-	-	-	-	-	-	-	-	-	-	-	-
SUNDRY EXPENSES	什項支出	61.60	625.66	61.60	63.00	715.50	80.00	732.50	2,420.50	313.00	588.00	5,661.36	5,938.75
TELEPHONE / BROADBAND	電話費/上網	965.40	-	1,930.80	964.25	965.25	965.25	965.25	965.25	964.25	965.25	9,650.95	9,390.00
TS ENERGY SAVING	制服及洗衣費	-	-	-	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	業主立法團費用	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	120,000.00	120,000.00
OWNERS' COMMITTEE EXP.	支出:	159,661.85	102,953.04	149,962.53	145,002.32	152,624.65	154,074.33	161,144.85	170,212.32	149,642.15	166,097.77	1,511,375.81	1,521,719.27
EXPENSES:	經理費	7,983.09	5,147.65	7,498.13	7,250.12	7,631.23	7,703.72	8,057.24	8,510.62	7,482.11	8,304.89	75,568.80	76,085.96
MANAGER'S REMUNERATION (5%)	撥入維修基金	7,983.09	5,147.65	7,498.13	7,250.12	7,631.23	7,703.72	8,057.24	8,510.62	7,482.11	8,304.89	75,568.80	76,085.96
TRANSFER TO SINKING FUND (5%)	總支出	175,628.03	113,248.34	164,958.79	159,502.56	167,887.11	169,481.77	177,259.33	187,233.56	164,606.37	182,707.55	1,662,513.41	1,673,891.19
TOTAL EXPENSES	淨支出	175,628.03	113,248.34	164,958.79	159,502.56	167,887.11	169,481.77	177,259.33	187,233.56	164,606.37	182,707.55	1,662,513.41	1,673,891.19
NET EXPENSES													
APPORTIONMENT OF ESTATE AREA EXPENSES:	公共地方費用分攤												
DOMESTIC UNITS (10%)	住宅	17,562.80	11,324.83	16,479.49	15,950.26	16,788.71	16,948.18	17,725.93	18,723.36	16,460.64	18,270.76	166,234.95	167,362.71
CAR PARKS (15%)	車場	26,344.20	16,987.25	24,719.24	23,925.38	25,183.07	25,422.27	26,588.90	28,085.03	24,690.96	27,406.13	249,352.43	251,044.07
COMMERCIAL COMPLEX (73%)	商場	128,208.46	82,671.29	120,300.29	116,436.87	122,557.59	123,721.69	129,399.31	136,680.50	120,162.65	133,376.51	1,213,515.16	1,221,747.81
RETAINED AREAS (2%)	休憩、運動地方	3,512.57	2,264.97	3,295.90	3,190.05	3,357.74	3,389.63	3,545.19	3,744.67	3,292.12	3,654.15	33,247.00	33,472.56
		175,628.03	113,248.34	164,958.79	159,502.56	167,887.11	169,481.77	177,259.33	187,233.56	164,606.37	182,707.55	1,662,513.41	1,673,891.19

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:										1-10/2014	
		JAN.2015	FEB.2015	MAR.2015	APR.2015	MAY.2015	JUN.2015	JUL.2015	AUG.2015	SEP.2015	OCT.2015	TOTAL	TOTAL
												HKS	HKS
MANAGEMENT FEE	管理費收入	343,800.00	343,800.00	343,800.00	343,800.00	343,800.00	412,560.00	412,560.00	412,560.00	412,560.00	412,560.00	3,761,800.00	3,285,200.00
BANK INTEREST INCOME	銀行利息收入	2,728.80	116.45	81.50	2,241.55	73.90	52.65	1,952.10	52.75	44.80	1,474.15	8,818.65	12,428.55
D.R.CHG.RECOVERED	消光頭費收入	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY CHG. RECOVERED	電費收入	240.00	180.00	240.00	300.00	240.00	240.00	240.00	240.00	300.00	120.00	2,340.00	75.00
INSURANCE COMPENSATION	保險費賠償	-	-	-	-	-	-	-	-	-	-	-	-
LEGAL FEE RECOVERED	訴訟費收入	-	-	-	-	-	-	-	-	-	-	-	-
SUNDRY INCOME	什項收入	640.00	3,598.90	1,489.39	2,280.30	1,416.85	4,806.80	9,000.05	2,705.90	8,393.65	6,453.60	40,785.44	630.00
TELECOM STATION INCOME	電訊站收入	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	143,500.00	143,500.00
LESS: PROPERTY TAX ON TELECOM INC.	減/收回物業稅	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(17,220.00)	(17,220.00)
		360,036.80	360,323.35	358,238.89	361,249.85	358,158.75	430,287.45	436,380.15	428,186.65	433,926.45	433,235.75	3,960,024.09	3,458,828.63
LESS: EXPENSES	支出項目:												
AUDIT FEE	核數費	-	-	-	-	-	-	-	-	-	-	-	-
CLEANING EXP.	清潔費	37,456.48	37,456.48	37,456.48	37,456.48	40,372.75	40,372.75	40,372.75	40,372.75	40,372.75	45,372.75	397,062.42	374,564.80
DEBRIS REMOVAL CHG.	清泥頭費	812.50	846.15	789.90	679.65	988.30	717.95	842.95	891.35	962.50	723.40	8,254.65	7,505.30
DEPRECIATION	折舊	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY	電費	23,522.20	21,261.00	25,220.90	23,414.90	23,471.10	23,847.50	26,704.20	22,422.80	17,172.70	24,267.70	231,305.00	241,528.00
EMPLOYEE BENEFITS COST:	員工薪酬:												
SECURITY GUARDS' SALARIES	薪金-保安	87,136.50	76,781.33	87,728.03	88,306.35	87,797.55	88,926.90	90,806.40	82,696.88	84,832.65	86,628.86	861,641.45	884,906.95
SECURITY GUARDS' MPF	強積金-保安	4,185.64	3,675.66	4,721.00	4,415.32	4,389.88	4,446.35	4,540.32	4,134.86	4,241.63	4,331.45	43,082.11	43,878.25
WATCHMEN/CARETAKERS' SALARIES	薪金	46,954.20	9,250.84	46,648.00	46,898.50	47,122.60	47,282.70	47,338.30	47,688.60	46,814.70	59,972.90	445,971.34	459,768.80
WATCHMEN/CARETAKERS' MPF	強積金	2,561.59	2,314.54	2,188.50	2,185.23	2,659.70	2,364.12	2,366.91	2,384.40	2,340.73	2,934.49	24,300.21	22,988.34
FESTIVAL DECORATION	節日裝飾	-	14,070.00	-	-	-	-	-	-	-	-	-	-
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	1,211.80	35.00	-	2,055.00	3,702.25	-	350.00	1,464.55	231.90	904.30	14,070.00	3,373.70
GARDENING EXP / LANDSCAPE	園藝費	-	-	-	-	-	-	-	-	-	-	-	-
GOVERNMENT RENT	地稅	1,282.50	-	-	1,282.50	-	-	-	-	-	-	-	-
INSURANCE	保險費	17,023.74	-	-	5,051.39	3,400.00	-	1,282.50	-	-	1,282.50	5,130.00	5,062.50
LEGAL FEE	訴訟費	-	-	-	-	-	-	-	-	-	-	-	-
MGT OFFICE CHG.	管理處支出	11,364.50	10,302.00	10,302.00	10,638.67	10,302.00	10,302.00	10,638.67	10,302.00	10,302.00	11,472.00	105,925.84	92,805.00
PROFESSIONAL FEE	專業費用	-	-	-	-	-	-	-	-	-	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG OF:	維修保養:												
CP EQUIPMENT	車場設備	11,250.00	6,000.00	11,250.00	6,000.00	6,000.00	5,250.00	-	33,600.00	5,250.00	11,500.00	96,100.00	122,750.00
DRAINAGE, WATER PIPES, PUMPS & ELEC.	水電維修保養等等	51,607.50	112,364.05	75,896.50	69,404.05	57,286.25	92,032.55	112,531.25	134,524.90	70,575.75	126,724.30	902,947.10	662,450.97
FIRE FIGHTING SYSTEM	消防保養	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	23,380.00	36,880.00	19,500.00
LIFTS	升降機	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY / CCTV SYSTEM	保安系統/閉路電視	122.22	122.22	122.22	122.22	1,247.22	122.22	122.22	122.22	122.22	122.22	2,347.20	14,944.40
SMATV SYSTEM	衛星電視	-	-	-	-	-	-	-	-	-	-	-	-
WALKIE TALKIE	無線電對講機	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY CHG	保安費	-	-	-	-	-	-	-	1,359.30	-	-	1,359.30	-
SUNDRY EXPENSES	什項支出	721.81	1,146.83	2,063.97	1,809.77	1,535.75	2,139.79	2,230.20	2,765.36	1,212.99	1,554.19	17,180.66	27,473.48
TELEPHONE / BROADBAND	電話費/上網	307.50	222.70	391.95	310.72	308.82	308.97	285.47	377.47	307.97	309.67	3,131.24	2,977.40
TS ENERGY SAVING	TS節能管	6,600.00	6,600.00	6,600.00	6,600.00	6,600.00	6,600.00	6,600.00	6,600.00	6,600.00	6,600.00	66,000.00	66,000.00
UNIFORM & LAUNDRY	制服及洗衣費	37.25	-	67.15	-	1,096.50	-	198.25	-	-	207.75	1,791.25	3,398.15
WATER FEE	水費	-	-	-	-	-	-	-	-	-	-	-	-
EXPENSES:	支出小計:	305,657.93	303,948.80	315,946.60	308,130.75	299,780.67	326,213.80	348,710.39	393,207.44	303,048.24	409,871.98	3,314,516.60	3,102,803.83
MANAGER'S REMUNERATION (5%)	經理費	15,282.90	15,197.44	15,797.33	15,406.54	14,989.03	16,310.69	17,435.52	19,660.37	15,152.41	20,493.60	165,725.83	155,140.19
TRANSFER TO SINKING FUND (5%)	撥入維修基金	15,282.90	15,197.44	15,797.33	15,406.54	14,989.03	16,310.69	17,435.52	19,660.37	15,152.41	20,493.60	165,725.83	155,140.19
APPORTIONMENT OF ESTATE AREA EXP.	公共地方費用分攤	26,344.20	16,987.25	24,719.24	23,925.38	25,183.07	25,422.27	26,588.90	28,085.03	24,690.96	27,405.13	249,352.43	251,044.07
EXTERNAL WATER PIPES	填版/(收回)	-	-	-	-	-	(40,814.00)	-	-	-	-	-	131,633.06
BAD DEBT / (WRITTEN BACK)		-	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	總支出	362,567.93	351,330.93	372,260.50	362,869.21	314,127.80	384,257.45	410,170.33	460,613.21	358,044.02	478,265.31	3,854,506.69	3,795,761.34
SURPLUS / (DEFICIT) FOR THE PERIOD	本期盈餘/(赤字)	(2,531.13)	8,992.42	(14,021.61)	(1,619.36)	44,030.95	46,030.00	26,209.82	(32,426.56)	75,882.43	(45,029.56)	105,517.40	(336,932.71)
RETAINED SURPLUS / (DEFICIT)	承上年盈餘	(1,401,037.48)	(1,403,568.61)	(1,394,576.19)	(1,408,597.80)	(1,410,217.16)	(1,366,186.21)	(1,320,156.21)	(1,293,946.39)	(1,326,372.95)	(1,250,490.52)	(1,295,520.08)	(1,401,037.48)
ACCUMULATED SURPLUS / (DEFICIT)	累積盈餘/(赤字)	(1,403,568.61)	(1,394,576.19)	(1,408,597.80)	(1,410,217.16)	(1,366,186.21)	(1,320,156.21)	(1,293,946.39)	(1,326,372.95)	(1,250,490.52)	(1,295,520.08)	(1,295,520.08)	(1,155,167.64)

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:

MANAGEMENT FEE
BANK INTEREST INCOME
D.R.CHS. RECOVERED
ELECTRICITY CHG. RECOVERED
INSURANCE COMPENSATION
LEGAL FEE RECOVERED
SUNDRY INCOME
TELECOM STATION INCOME
LESS: PROPERTY TAX ON TELECOM INC.
WATER CHG. RECOVERED

管理費收入
銀行利息收入
滯泥頭費收入
電費收入
保險費賠償
訴訟費收入
作項收入
電訊站收入
減/收回物業稅
水費收入

	JAN. 2015	FEB. 2015	MAR. 2015	APR. 2015	MAY. 2015	JUN. 2015	JUL. 2015	AUG. 2015	SEP. 2015	OCT. 2015	TOTAL	1-10/2014 TOTAL
管理費收入	399,750.00	399,750.00	399,750.00	399,750.00	399,750.00	399,750.00	439,725.00	439,725.00	439,725.00	439,725.00	4,157,400.00	3,997,500.00
銀行利息收入	2,728.76	116.45	81.56	2,241.51	73.84	52.73	1,952.08	52.75	44.90	1,474.09	8,618.67	12,428.51
滯泥頭費收入	-	-	-	-	-	-	-	-	-	-	-	75.00
電費收入	1,000.00	-	-	-	10,000.00	-	-	-	-	-	-	-
保險費賠償	-	-	-	-	-	-	-	-	-	-	-	-
訴訟費收入	-	-	-	-	-	-	-	-	-	-	11,000.00	-
作項收入	-	112.32	217.77	3,240.38	136.81	6.88	2,214.13	145.94	73.69	373.56	6,521.48	1,195.20
電訊站收入	38,850.00	38,850.00	38,850.00	38,850.00	38,850.00	38,850.00	38,850.00	38,850.00	38,850.00	38,850.00	388,500.00	388,500.00
減/收回物業稅	-	-	6.80	-	-	-	272.80	245.50	204.60	272.80	-	-
水費收入	-	-	-	-	-	-	-	-	-	-	-	948.70
	442,328.76	438,828.77	438,906.13	444,081.89	448,810.65	438,932.41	482,986.71	479,046.49	478,898.19	480,695.45	4,573,515.45	4,394,027.41

LESS - EXPENSES

支出項目:

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, FIXTURE & EQUIPMENT
GARDENING EXP / LANDSCAPE
GOVERNMENT RENT
INSURANCE
LEGAL FEE
MGT OFFICE CHG.
PROFESSIONAL FEE
REPAIRS, RENOVALS & MAINTENANCE CHG OF:
AIR-CONDITIONING
DIESEL GENERATOR
DRAINAGE, WATER PIPES, PUMPS & ELEC.
FIRE FIGHTING SYSTEM
LIFTS
SECURITY / CCTV SYSTEM
SMATV SYSTEM
SWIMMING POOL
WALKIE TALKIE
SECURITY CHG
SUNDRY EXPENSES
TELEPHONE / BROADBAND
TS ENERGY SAVING
UNIFORM & LAUNDRY
WATER FEE

核數費
清潔費
滯泥頭費
折舊
電費
員工薪酬:
薪金 - 保安
強積金 - 保安
薪金
強積金
節日裝飾
傢俬設備
園藝費
地稅
保險費
訴訟費
管理處支出
專業費用
維修保養:
冷氣費
發電機
水電維修保養等等
消防保養
升降機
保安系統/閉路電視
衛星電視
泳池保養
維修電器/講機
保安費
什項支出
電話費/上網
TS 節能管
制服及洗衣費
水費

	JAN. 2015	FEB. 2015	MAR. 2015	APR. 2015	MAY. 2015	JUN. 2015	JUL. 2015	AUG. 2015	SEP. 2015	OCT. 2015	TOTAL	1-10/2014 TOTAL
核數費	-	-	-	-	-	-	-	-	-	-	-	-
清潔費	26,181.27	26,181.27	26,181.27	26,181.27	26,915.16	26,915.16	26,915.16	59,715.16	26,915.16	59,715.16	331,816.04	346,292.70
滯泥頭費	812.50	846.09	789.84	679.69	988.28	717.97	842.97	891.41	962.50	723.44	8,254.69	7,905.48
折舊	43,019.70	41,708.70	45,273.30	58,951.80	69,557.50	68,092.20	65,454.50	65,623.70	54,888.50	68,529.00	581,098.90	526,943.80
電費	29,045.50	25,593.78	29,242.68	29,435.45	29,265.85	29,542.30	30,268.80	27,565.63	28,277.55	28,876.29	287,213.83	294,969.00
員工薪酬:	1,395.21	1,225.22	1,573.67	1,471.77	1,463.29	1,482.12	1,513.44	1,378.29	1,413.88	1,443.82	14,360.71	14,626.06
薪金 - 保安	39,916.90	40,249.60	39,888.90	39,927.30	40,155.50	40,205.30	40,257.00	40,593.80	40,180.90	53,598.80	415,074.00	389,141.60
強積金	1,995.84	2,012.47	1,999.45	1,996.37	2,007.77	2,010.27	2,012.64	2,029.70	2,009.04	2,680.02	20,753.77	19,457.09
節日裝飾	682.00	5,180.00	-	-	-	-	-	-	-	-	5,862.00	24,323.62
傢俬設備	4,211.88	35.00	700.00	495.00	72.25	2,000.00	3,300.00	1,534.63	231.94	16,009.38	28,590.08	33,843.44
園藝費	3,487.50	-	-	3,487.50	-	-	-	-	-	-	200.00	-
地稅	27,401.07	-	-	29.37	-	-	3,487.50	-	-	3,487.50	13,657.50	19,288.33
保險費	11,364.50	10,302.00	10,302.00	10,638.67	10,302.00	10,302.00	10,638.67	10,302.00	10,302.00	11,472.00	105,925.84	92,805.00
訴訟費	-	-	-	-	-	-	-	-	-	-	-	-
管理處支出	-	-	-	-	-	-	-	-	-	-	-	-
專業費用	-	-	-	-	-	-	-	-	-	-	-	-
維修保養:	-	-	-	-	-	-	-	-	-	-	-	-
冷氣費	9,540.00	9,540.00	9,540.00	32,040.00	9,540.00	76,540.00	9,540.00	9,540.00	9,540.00	45,740.00	221,100.00	194,500.00
發電機	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	11,918.00	1,008.00	9,640.00	9,640.00	15,740.00	221,100.00	194,500.00
水電維修保養等等	36,195.50	9,532.13	44,052.50	27,843.13	53,541.25	22,326.63	53,220.63	11,791.94	43,593.75	10,849.00	352,946.46	394,529.26
消防保養	8,000.00	8,000.00	8,000.00	8,000.00	14,350.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	86,350.00	90,000.00
升降機	15,230.00	14,940.00	14,650.00	14,940.00	14,650.00	21,250.00	15,230.00	14,650.00	14,650.00	14,650.00	154,840.00	346,040.00
保安系統/閉路電視	122.22	122.22	122.22	122.22	1,247.22	122.22	122.22	122.22	122.22	122.22	2,347.20	3,444.40
衛星電視	-	-	-	-	-	-	-	-	-	-	-	-
泳池保養	-	-	-	-	-	-	-	-	-	-	-	-
維修電器/講機	-	-	-	-	-	-	3,380.00	-	-	-	3,380.00	3,380.00
保安費	-	-	-	-	-	-	-	1,359.38	-	-	1,359.38	-
什項支出	14,223.61	5,790.96	5,957.82	8,090.87	5,583.58	14,034.29	10,310.20	6,086.66	11,423.49	9,482.69	90,984.17	79,171.38
電話費/上網	71.42	33.82	108.71	75.64	72.70	72.89	48.19	141.39	72.89	73.51	772.16	701.82
TS 節能管	-	-	-	-	-	-	-	-	-	-	-	-
制服及洗衣費	37.25	-	67.19	-	1,096.50	-	198.25	-	-	-	2,075.19	4,730.38
水費	3,393.38	-	-	-	5,410.16	-	-	-	-	-	207.75	4,730.38
支小計:	277,335.25	202,301.26	239,557.55	265,414.05	287,227.01	335,631.35	285,749.37	267,021.91	265,570.91	381,612.08	2,607,400.74	2,936,236.33
MANAGER'S REMUNERATION (5%)	13,866.76	10,115.06	11,977.88	13,270.70	14,361.35	16,781.57	14,287.47	13,351.10	13,278.58	19,080.60	140,371.04	146,811.82
TRANSFER TO SINKING FUND (5%)	13,866.76	10,115.06	11,977.88	13,270.70	14,361.35	16,781.57	14,287.47	13,351.10	13,278.58	19,080.60	140,371.04	146,811.82
APPORTIONMENT OF ESTATE AREA EXP.	128,208.46	82,671.29	120,300.29	116,436.87	122,557.59	123,721.69	129,399.31	136,680.50	120,162.65	133,376.51	1,213,515.16	1,221,747.81
EXTERNAL WATER PIPES	-	-	-	-	-	-	-	-	-	-	-	-
公共排渠水費	-	-	-	-	-	-	-	-	-	-	-	-
總支出	433,277.23	305,202.67	383,813.60	408,392.32	436,507.30	492,916.18	443,723.62	430,404.61	412,280.66	553,149.29	4,301,677.98	4,715,643.88
SURPLUS / (DEFICIT) FOR THE PERIOD	9,051.53	133,626.10	55,092.53	35,689.57	10,303.35	(53,983.77)	39,263.09	48,641.88	66,607.53	(72,454.34)	271,837.47	(361,616.47)
FURTHER CONTRIBUTED BY LANDLORD	-	-	-	-	-	-	-	-	-	-	-	-
RETAINED SURPLUS / (DEFICIT)	-	-	-	-	-	-	-	-	-	-	-	-
承上年盈餘/赤字	(515,423.12)	(506,371.59)	(372,745.49)	(317,652.96)	(281,963.39)	243,763.08	189,779.31	229,042.40	277,684.28	344,291.81	(352,041.13)	(335,000.00)
FIRE SERVICES WORKS	-	-	-	-	-	-	-	-	-	-	-	-
消防改善工程	-	-	-	-	-	-	-	-	-	-	-	-
ACCUMULATED SURPLUS / (DEFICIT)	(506,371.59)	(372,745.49)	(317,652.96)	(281,963.39)	243,763.08	189,779.31	229,042.40	277,684.28	344,291.81	271,837.47	(361,616.47)	(361,616.47)