

BELAIR GARDENS 富豪花園
STATEMENT OF FINANCIAL POSITION
財務狀況表 - 30.11.2015

		UNAUDITED HK\$	31/12/2014 AUDITED HK\$
NON-CURRENT ASSETS	非流動資產		
Plant & equipment	傢俬、機械和設備	1,324,180.40	641,125.40
Public utility deposits outward	公共按金	638,548.00	638,548.00
		<u>1,962,728.40</u>	<u>1,279,673.40</u>
CURRENT ASSETS	流動資產		
Inventories	存貨	31,807.00	42,044.40
Management fee income receivable	應收管理費	982,214.00	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	46,818.60	4,099.60
Amount due from the building manager	管理公司往來帳	24,612.81	-
C/A with building I. O.	法團往來賬	-	-
Prepayments / temporary payment	預付費用/暫付款	14,460.00	-
Property tax recoverable	預繳物業稅	-	-
Fixed bank deposits	銀行定期存款	21,647,314.49	20,005,152.89
Bank balance - current account	銀行結餘 - 往來戶口	2,314,511.65	695,832.86
Cash in hand	現金結餘	15,000.00	15,887.00
		<u>25,078,257.55</u>	<u>21,995,481.75</u>
CURRENT LIABILITIES	流動負債		
Accrued expenses	應付款項	947,744.30	780,774.45
Amount due to the building manager	管理公司往來帳	-	96,726.33
Decoration deposits received	裝修按金	729,600.00	734,600.00
Debris removal deposits received	清泥頭按金	156,000.00	154,500.00
Management fee income received in advance	預繳管理費	312,854.00	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	649,579.60	630,637.60
		<u>3,197,579.60</u>	<u>2,714,931.38</u>
NET CURRENT ASSETS	淨流動資產	<u>21,880,677.95</u>	<u>19,280,550.37</u>
NET ASSETS	淨資產	<u>23,843,406.35</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	4,739,424.98	4,688,808.98
Public utility deposits received	公共水電按金	656,380.74	654,180.74
Sinking fund	維修基金	16,019,601.04	14,628,955.64
Accumulated surplus / (deficit) *	累積盈餘 / (赤字) *	1,536,200.27	(300,621.91)
Deficit recovered	收回赤字	891,799.32	888,900.32
TOTAL EQUITY	權益總額	<u>23,843,406.35</u>	<u>20,560,223.77</u>

*			
Accumulated surplus / (deficit)	累積盈餘 / (赤字)		
Domestic	住宅	2,535,635.79	1,615,838.69
Commercial	商場	213,216.75	(515,423.12)
Car park	車場	(1,212,652.27)	(1,401,037.48)
		<u>1,536,200.27</u>	<u>(300,621.91)</u>

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

Authorized Signature
30th December, 2015



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)

	JAN.2015	FEB.2015	MAR.2015	APR.2015	MAY.2015	JUN.2015	JUL.2015	AUG.2015	SEP.2015	OCT.2015	NOV.2015	TOTAL HK\$	1-11/2014 TOTAL HK\$
INCOME:	收入項目:												
MANAGEMENT FEE	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	412,560.00	4,194,360.00	3,629,000.00
BANK INTEREST INCOME	2,728.80	116.45	81.50	2,241.55	73.90	52.65	1,952.10	52.75	44.80	1,474.15	66.45	8,885.10	12,559.85
D.R.CHG.RECOVERED	-	-	-	-	-	-	-	-	-	-	-	-	75.00
ELECTRICITY CHG. RECOVERED	240.00	180.00	240.00	300.00	240.00	240.00	240.00	240.00	300.00	120.00	300.00	2,640.00	2,700.00
INSURANCE COMPENSATION	-	-	-	-	-	-	-	-	-	-	-	-	630.00
LEGAL FEE RECOVERED	-	-	-	-	-	-	-	-	-	-	-	-	(824.05)
SUNDRY INCOME	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	2,880.00	43,665.44	157,850.00
TELECOM STATION INCOME	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	14,350.00	157,850.00	157,850.00
LESS: PROPERTY TAX ON TELECOM INC.	(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)	(1,722.00)	(18,942.00)	(18,942.00)
	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	428,434.45	4,388,458.54	3,818,456.03
LESS: EXPENSES	支出項目:												
AUDIT FEE	-	-	-	-	-	-	-	-	-	-	-	-	412,021.28
CLEANING EXP.	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	43,727.75	437,435.17	48,106.47
DEBRIS REMOVAL CHG.	812.50	846.15	789.90	679.65	988.30	717.95	842.95	891.35	962.50	723.40	864.10	9,118.75	8,496.65
DEPRECIATION	-	-	-	-	-	-	-	-	-	-	-	-	266,327.60
ELECTRICITY	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	23,722.10	255,027.10	965,871.22
EMPLOYEE BENEFITS COST:	員工薪酬:												
SECURITY GUARDS' SALARIES	87,136.50	75,781.33	87,728.03	88,306.35	87,797.55	88,926.90	90,806.40	82,696.88	84,832.65	86,628.86	82,165.50	943,806.95	48,190.39
SECURITY GUARDS' MPF	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	4,108.28	49,631.54	508,643.70
WATCHMEN/CARETAKERS' SALARIES	46,954.20	9,250.84	46,648.00	46,898.50	47,122.60	47,282.70	47,338.30	47,668.60	46,814.70	59,972.80	50,345.20	496,316.54	25,370.31
WATCHMEN/CARETAKERS' MPF	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	2,336.84	26,637.05	3,373.70
FESTIVAL DECORATION	-	14,070.00	-	-	-	-	-	-	-	-	-	14,070.00	14,070.00
FURNITURE, FIXTURE & EQUIPMENT	1,211.80	35.00	-	2,055.00	3,702.25	-	350.00	1,464.55	231.90	904.30	66.75	10,021.55	23,738.05
GARDENING EXP / LANDSCAPE	1,282.50	-	-	1,282.50	-	-	1,282.50	-	-	1,282.50	-	5,130.00	5,062.50
GOVERNMENT RENT	17,023.74	-	-	5,051.39	3,400.00	-	-	-	10,000.00	-	-	3,000.00	8,160.00
INSURANCE	-	-	3,000.00	-	-	-	-	-	-	-	-	-	3,000.00
LEGAL FEE	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	10,302.00	116,227.84	103,107.00
MGT OFFICE CHG.	-	-	-	-	-	-	-	-	-	-	-	-	-
PROFESSIONAL FEE	-	-	-	-	-	-	-	-	-	-	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG OF:	維修保養:												
CP EQUIPMENT	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	128,750.00
DRAINAGE, WATER PIPES, PUMPS & ELEC.	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	59,817.05	962,764.15	717,090.35
FIRE FIGHTING SYSTEM	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	8,080.00	44,960.00	21,000.00
LIFTS	-	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY / CCTV SYSTEM	122.22	122.22	122.22	122.22	1,247.22	122.22	122.22	122.22	122.22	122.22	122.22	2,469.42	15,063.84
SMATV SYSTEM	-	-	-	-	-	-	-	-	-	-	-	-	-
WALKIE TALKIE	-	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY CHG	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	1,319.00	18,499.66	28,266.50
SUNDRY EXPENSES	307.50	222.70	391.95	310.72	308.82	308.97	285.47	377.47	307.97	309.67	309.67	3,440.91	3,199.20
TELEPHONE / BROADBAND	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	6,600.00	72,600.00	72,600.00
T5 ENERGY SAVING	37.25	-	67.15	-	1,096.50	-	198.25	-	207.75	1,791.25	-	3,398.15	4,846.10
UNIFORM & LAUNDRY	-	-	-	-	-	-	-	-	-	-	-	-	-
WATER FEE	-	-	-	-	-	-	-	-	-	-	-	-	-
EXPENSES:	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	290,531.46	3,605,040.06	3,394,142.80
MANAGER'S REMUNERATION (5%)	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	14,526.57	180,252.40	169,707.14
TRANSFER TO SINKING FUND (5%)	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	14,526.57	180,252.40	169,707.14
APPORTIONMENT OF ESTATE AREA EXP.	26,344.20	16,987.25	24,719.24	23,925.38	25,183.07	25,422.27	26,588.50	28,085.03	24,690.96	27,406.13	25,982.04	275,334.47	274,728.80
EXTERNAL WATER PIPES	-	-	-	-	-	-	-	-	-	-	-	-	131,633.06
BAD DEBT / (WRITTEN BACK)	-	-	-	-	-	(40,814.00)	-	-	-	-	-	(40,814.00)	-
TOTAL EXPENSES	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	345,566.64	4,200,073.33	4,139,918.94
SURPLUS / (DEFICIT) FOR THE PERIOD	(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)	82,867.81	188,385.21	(321,462.91)
RETAINED SURPLUS / (DEFICIT)	(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)	(818,234.93)
ACCUMULATED SURPLUS / (DEFICIT)	(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)	(1,212,652.27)	(1,212,652.27)	(1,139,697.84)

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.2015	FEB.2015	MAR.2015	APR.2015	MAY.2015	JUN.2015	JUL.2015	AUG.2015	SEP.2015	OCT.2015	NOV.2015	TOTAL HK\$	1-11/2014 TOTAL HK\$
BADMINTON INCOME	羽毛球收入	-	-	-	-	-	-	-	-	-	-	-	-	-
BICYCLE INCOME	單車費收入	40.00	-	-	81,560.00	640.00	110.00	100.00	90.00	-	-	120.00	82,660.00	81,890.00
ELECTRICITY CHG.RECOVERED	電費收入	-	-	-	-	-	-	-	-	-	1,039.62	-	1,039.62	-
INSURANCE COMPENSATION	保險費撥回	-	-	-	-	-	-	-	-	-	-	-	-	-
LEGAL FEE RECOVERED	訴訟費收入	-	-	-	-	-	180.00	-	-	-	120.00	1,560.00	2,143.89	2,663.88
SUNDRY INCOME	什項收入	60.00	-	223.89	-	-	-	-	-	-	-	-	-	-
SWIMMING POOL INCOME	泳池費收入	-	-	-	-	-	-	-	-	-	-	-	-	-
TELECOM STATION INCOME	電話發射台收入	-	-	-	-	-	-	-	-	-	-	-	-	-
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	1,680.00	85,843.51	84,553.88
LESS : EXPENSES	支出項目:													
AUDIT FEE	核數費	-	-	-	-	-	-	-	-	-	-	-	-	-
BANK CHARGES	銀行費	-	-	-	-	-	-	-	-	-	-	-	-	-
CLEANING EXP	清潔費	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	53,830.32	576,580.24	549,362.00
DEPRECIATION	折舊	-	-	-	-	-	-	-	-	-	-	-	-	-
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	9,468.60	104,302.70	117,000.90
EMPLOYEE BENEFITS COST :	員工福利:													
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	54,777.00	629,204.63	643,814.18
SECURITY GUARDS' MPF	強積金 - 保安	2,790.43	2,450.44	3,147.33	2,943.55	2,926.59	2,964.23	3,026.88	2,756.58	2,827.76	2,887.63	2,738.85	31,460.27	32,070.98
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	22,562.50	259,999.16	230,218.41
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	1,128.13	11,829.54	10,743.92
FESTIVAL DECORATION	節日裝飾	-	-	-	-	-	-	-	-	-	-	-	-	-
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	-	-	-	-	-	-	688.00	1,280.00	-	-	-	1,968.00	1,000.00
GARDENING EXP/LANDSCAPE	園藝費	-	-	-	2,356.00	-	1,500.00	-	-	-	6,000.00	-	9,856.00	2,428.00
INSURANCE	保險費	14,942.13	-	-	58.74	-	-	-	-	-	-	-	15,000.87	11,656.67
LEGAL FEE	訴訟費	-	-	-	-	-	-	-	-	-	-	-	150.00	-
PROFESSIONAL FEE	專業費用	-	-	-	-	-	-	-	-	-	-	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG OF :	維修費:													
DRAINAGE, WATER PIPES, PUMPS & ELEC.	水電維修保養等等	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	158,950.00	857,838.25	555,485.83
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	122.22	1,344.42	1,313.84
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	382.30	15,263.46	17,594.45
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	47.25	519.60	457.50
T5 ENERGY SAVING	T5 節能燈	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	2,191.96	24,111.56	24,111.56
UNIFORM & LAUNDRY	制服	-	-	-	-	-	-	-	-	-	-	-	-	-
WATER FEE	水費	8,681.92	-	-	-	8,845.44	-	-	-	-	13,217.36	-	30,744.72	29,372.25
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	306,349.13	2,681,103.42	2,337,659.99
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	15,317.46	134,055.18	116,883.01
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	15,317.46	134,055.18	116,883.01
APPORTIONMENT 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	3,464.28	36,711.27	36,636.53
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	340,448.33	2,985,925.05	2,608,056.54
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)	(338,768.33)	(2,900,081.54)	(2,523,502.66)
APPORTIONMENT OF RETAINED AREAS EXPENSES:														
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)	(22,991.65)	(196,823.78)	(171,265.98)
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)	(22,991.65)	(196,823.78)	(171,265.98)
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)	(22,991.65)	(196,823.78)	(171,265.98)
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)	(22,991.65)	(196,823.78)	(171,265.98)
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)	(19,059.48)	(163,161.76)	(141,975.04)
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)	(19,059.48)	(163,161.76)	(141,975.04)
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)	(19,059.48)	(163,161.76)	(141,975.04)
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)	(19,059.48)	(163,161.76)	(141,975.04)
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)	(28,427.30)	(243,356.56)	(211,756.43)
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)	(28,427.30)	(243,356.56)	(211,756.43)
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)	(28,427.30)	(243,356.56)	(211,756.43)
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)	(28,427.30)	(243,356.56)	(211,756.43)
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)	(28,427.30)	(243,356.56)	(211,756.43)
BLOCK N	2,458	(20,401.47)	(16,860.49)	(17,133.36)	(12,779.31)	(24,871.08)	(27,441.08)	(24,097.47)	(23,311.60)	(20,426.77)	(27,606.64)	(28,427.31)	(243,356.58)	(211,756.43)
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)	(338,768.33)	(2,900,081.54)	(2,523,502.66)

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

(未經審核)
富豪花園
屋村公共地方
綜合收益表
(前稱收支報告表)

		JAN.2015	FEB.2015	MAR.2015	APR.2015	MAY.2015	JUN.2015	JUL.2015	AUG.2015	SEP.2015	OCT.2015	NOV.2015	TOTAL HK\$	1-11/2014 TOTAL HK\$
INCOME:	收入項目:													
BANK INT. INC.	銀行利息收入	-	-	-	-	-	-	-	-	-	-	-	163.87	264.04
INSURANCE COMPENSATION	保險賠償	-	-	163.87	-	-	-	-	-	-	-	-	163.87	264.04
SUNDRY INCOME	什項收入	-	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	163.87	-	-	-	-	-	-	-	-	-	-
LESS : EXPENSES	支出項目:													
AUDIT FEE	核數費	-	-	-	565.50	563.00	564.00	563.00	572.50	572.50	573.50	573.00	7,127.50	7,060.50
BANK CHARGES	銀行費用	556.00	561.50	1,463.00	24,970.65	26,915.16	26,915.16	26,915.16	26,915.16	26,915.16	26,915.16	26,915.16	288,288.72	274,677.15
CLEANING EXP.	清潔費	24,970.65	24,970.65	24,970.65	-	-	-	-	-	-	-	-	-	-
DEBRIS REMOVAL CHG.	泥頭費	-	-	-	-	-	-	-	-	-	-	-	-	-
DEPRECIATION	折舊	-	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY	電費	2,090.20	2,365.90	2,663.50	2,335.00	2,532.00	3,005.10	3,557.50	2,153.20	2,402.10	2,791.60	2,714.40	29,210.50	26,374.40
EMPLOYEE BENEFITS COST :	員工薪酬:													
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	54,777.00	629,204.59	643,914.11
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	2,827.75	2,887.62	2,738.84	31,460.18	32,070.89
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	45,578.50	467,699.77	478,810.58
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	1,308.52	15,345.94	14,421.73
FESTIVAL DECORATION	節日裝飾	-	-	-	-	-	-	-	-	-	-	-	-	-
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	-	-	-	-	-	-	-	-	-	-	-	-	-
GARDENING EXP / LANDSCAPE	園藝費	-	-	-	-	-	-	-	-	-	-	-	4,385.87	7,945.82
GOVERNMENT RENT	地稅	-	-	-	58.74	-	-	-	-	-	-	-	-	-
INSURANCE	保險費	4,327.13	-	-	-	-	-	-	-	-	-	-	-	-
LEGAL FEE	訴訟費	-	-	-	-	-	-	-	-	-	-	-	-	-
PROFESSIONAL FEE	專業費用	-	-	-	-	-	-	-	-	-	-	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG OI	維修保養:													
C/P EQUIPMENT	車場設備	-	-	-	-	-	-	-	-	-	6,800.00	-	6,800.00	-
DRAINAGE, WATER PIPES, PUMPS & ELEC.	水電維修保養等	6,947.25	3,233.00	33.00	11.00	22.00	811.00	4,511.00	7,111.00	-	7,244.00	9,711.00	39,634.25	30,762.86
FIRE FIGHTING SYSTEM	消防保養	-	-	-	-	-	-	-	-	-	-	-	1,344.86	1,314.72
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	122.26	-	-
WALKIE TALKIE	無線電對講機	-	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY CHG	保安費	-	-	-	-	-	-	-	-	-	-	-	5,724.36	6,520.35
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	63.00	10,616.20	9,390.00
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	965.25	-	-
TS ENERGY SAVING	TS節能管	-	-	-	-	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	制服及洗衣費	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	12,000.00	132,000.00	132,000.00
OWNERS' COMMITTEE EXP.	業主立案法團費用	-	-	-	-	-	-	-	-	-	-	-	-	-
EXPENSES :	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	157,466.93	1,668,842.74	1,665,263.11
MANAGER'S REMUNERATION (5%)	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	7,873.35	83,442.15	83,263.15
TRANSFER TO SINKING FUND (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	7,873.35	83,442.15	83,263.15
TOTAL EXPENSES	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	173,213.63	1,835,563.17	1,831,925.37
NET EXPENSES	淨支出	175,628.03	113,248.34	164,794.92	159,502.56	167,887.11	169,481.77	177,259.33	187,233.56	164,606.37	182,707.55	173,213.63	1,835,563.17	1,831,925.37
APPORTIONMENT OF ESTATE AREA EXPENSES:	公共地方費用分攤													
DOMESTIC UNITS (10%)	住宅	17,562.80	11,324.83	16,479.99	15,950.26	16,788.71	16,948.18	17,725.93	18,723.36	16,460.64	18,270.76	17,321.36	183,556.32	183,152.53
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	25,982.04	275,334.48	274,728.80
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	126,445.95	1,339,961.11	1,337,013.51
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	3,464.28	36,711.26	36,630.53
		175,628.03	113,248.34	164,794.92	159,502.56	167,887.11	169,481.77	177,259.33	187,233.56	164,606.37	182,707.55	173,213.63	1,835,563.17	1,831,925.37

ST11
BELAIR GARDENS
COMMERCIAL CENTRE
STATEMENT OF COMPREHENSIVE INCOME
(FORMERLY KNOWN AS INCOME STATEMENT)

(未經審核)
藍寶石園
商場
綜合收益表
(前稱收支平衡表)

INCOME:	收入項目:	JAN.2015	FEB.2015	MAR.2015	APR.2015	MAY.2015	JUN.2015	JUL.2015	AUG.2015	SEP.2015	OCT.2015	NOV.2015	TOTAL HK\$	1-11/2015 TOTAL HK\$
MANAGEMENT FEE	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	439,725.00	4,597,125.00	4,397,250.00
BANK INTEREST INCOME	銀行利息收入	2,728.76	116.45	81.56	2,241.51	73.84	32.73	1,952.08	52.75	44.90	1,474.09	66.43	8,885.10	12,559.89
D.R.CHG.RECOVERED	淤泥銷費收入	-	-	-	-	-	-	-	-	-	-	-	-	75.00
ELECTRICITY CHG. RECOVERED	電費收入	1,000.00	-	-	-	10,000.00	-	-	-	-	-	-	11,000.00	-
INSURANCE COMPENSATION	保險費補償	-	-	-	-	-	-	-	-	-	-	-	-	196.45
LEGAL FEE RECOVERED	訴訟費收入	-	-	-	-	-	-	-	-	-	-	-	-	-
SUNDRY INCOME	什項收入	-	112.32	217.77	3,240.38	136.81	6.88	2,214.13	145.94	73.69	373.56	-	6,521.48	1,266.81
TELECOM STATION INCOME	電話站收入	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	38,850.00	427,350.00	427,350.00
LESS: PROPERTY TAX ON TELECOM INC.	減/收回物業稅	-	-	-	-	-	-	-	-	-	-	-	-	(51,282.00)
WATER CHG. RECOVERED	水費收入	-	-	6.80	-	-	272.80	245.50	272.80	204.60	272.80	259.30	1,534.60	948.70
		442,328.76	438,828.77	438,906.13	444,081.89	448,810.65	438,332.41	482,986.71	479,046.49	478,898.19	480,695.45	478,900.73	5,052,416.18	4,788,364.85
LESS: EXPENSES	支出項目:													
AUDIT FEE	核數費	-	-	-	-	-	-	-	-	-	-	-	-	-
CLEANING EXP.	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	31,415.16	363,231.20	372,473.97
DEBRIS REMOVAL CHG.	淤泥銷費	812.50	846.09	788.84	679.69	988.28	717.97	842.97	891.41	962.50	723.44	864.06	9,118.75	8,496.69
DEPRECIATION	折舊	-	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY	電費	43,019.70	41,708.50	45,273.30	50,951.00	69,557.50	68,092.20	66,484.80	66,623.70	54,888.50	68,529.00	71,659.00	652,767.90	580,634.60
EMPLOYEE BENEFITS COST:	員工福利:													
SECURITY GUARDS' SALARIES	薪金-保安	29,045.50	25,593.78	29,242.68	29,435.45	29,265.85	29,642.30	30,268.80	27,565.63	28,277.55	28,876.29	27,388.50	314,602.33	321,957.09
SECURITY GUARDS' MPF	強積金-保安	1,995.21	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	1,369.43	15,730.14	16,035.49
WATCHMEN/CARETAKERS' SALARIES	薪金	39,916.90	40,249.60	39,988.90	39,927.30	40,155.50	40,205.30	40,257.00	40,593.80	40,180.90	53,998.80	42,714.50	457,788.50	429,497.80
WATCHMEN/CARETAKERS' MPF	強積金	1,995.84	2,012.47	1,999.45	1,996.37	2,007.77	2,010.27	2,012.84	2,029.70	2,009.04	2,680.02	2,135.74	22,869.51	21,474.91
FESTIVAL DECORATION	節日裝飾	682.00	5,180.00	-	-	-	-	-	-	-	-	-	5,862.00	24,323.62
FURNITURE, FIXTURE & EQUIPMENT	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	66.75	28,656.83	33,944.19
GARDENING EXP./LANDSCAPE	園藝費	-	-	-	-	-	-	-	-	-	-	-	200.00	-
GOVERNMENT REBUT	地稅	3,487.50	-	-	3,487.50	-	-	3,487.50	-	-	3,487.50	-	13,950.00	13,657.50
INSURANCE	保險費	27,401.07	-	-	29.37	-	-	-	-	-	-	-	27,430.44	22,288.33
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	10,302.00	116,227.84	103,107.00
PROFESSIONAL FEE	專業費用	-	-	-	-	-	-	-	-	-	-	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG OF:	維修保養:													
AIR-CONDITIONING	冷氣費	9,540.00	9,540.00	9,540.00	32,040.00	9,540.00	76,940.00	9,540.00	9,540.00	9,540.00	45,740.00	49,540.00	270,640.00	203,180.00
DIESEL GENERATOR	發電機	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	11,918.00	1,008.00	5,696.00	1,008.00	4,368.00	1,008.00	30,946.00	16,088.00
DRAINAGE, WATER PIPES, PUMPS & ELEC.	水電維修保養等	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	50,849.00	106,614.13	459,560.59	425,999.38
FIRE FIGHTING SYSTEM	消防設施	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	8,000.00	94,350.00	98,000.00
LIFTS	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	14,650.00	169,490.00	362,690.00
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	122.22	2,469.42	3,563.84
SMATV SYSTEM	衛星電視	-	-	-	-	-	-	-	-	-	-	-	-	-
SWIMMING POOL	泳池保養	-	-	-	-	-	-	3,380.00	-	-	-	-	3,380.00	3,380.00
WALKIE TALKIE	無線電對講機	-	-	-	-	-	-	-	1,359.38	-	-	-	1,359.38	-
SECURITY CHG	保安費	-	-	-	-	-	-	-	-	-	-	-	-	-
SUNDRY EXPENSES	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	5,782.00	96,766.17	80,547.00
TELEPHONE / BROADBAND	電話費/上網	71.42	33.82	108.71	75.64	72.70	72.89	49.19	141.39	72.89	73.51	73.51	845.67	735.70
TV ENERGY SAVING	TV 節能器	-	-	-	-	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	制服及洗衣費	37.25	-	67.19	-	1,096.50	-	198.25	-	207.75	1,791.25	-	3,988.19	4,846.18
WATER FEE	水費	3,393.38	-	-	-	5,410.16	-	-	-	-	11,771.34	-	20,574.88	24,695.45
EXPENSES:	支出小計:	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	373,705.00	3,181,125.74	3,171,726.94
MANAGERS' REMUNERATION (5%)	管理費	13,866.76	10,115.06	11,977.88	13,270.70	14,361.35	16,781.57	14,287.47	13,351.10	13,278.55	19,080.60	18,685.25	159,056.29	158,586.35
TRANSFER TO SINKING FUND (5%)	撥入維修基金	13,866.76	10,115.06	11,977.88	13,270.70	14,361.35	16,781.57	14,287.47	13,351.10	13,278.55	19,080.60	18,685.25	159,056.29	158,586.35
APPORTIONMENT OF ESTATE AREA EXP.	公共地方費用分攤	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	126,445.95	1,339,961.11	1,337,013.51
EXTERNAL WATER PIPES	公共排渠食水費	-	-	-	-	-	-	-	-	-	-	-	-	264,036.10
TOTAL EXPENSES	總支出	433,277.23	305,202.67	383,813.60	408,392.32	438,507.30	492,916.18	443,723.62	430,404.61	412,290.66	533,149.79	537,521.45	4,839,199.43	5,089,949.25
SURPLUS / (DEFICIT) FOR THE PERIOD	本期盈餘/(赤字)	9,051.53	133,626.10	55,092.53	35,689.57	10,303.35	(53,983.77)	39,263.09	-8,641.88	66,607.53	(72,454.34)	(58,620.72)	213,216.75	(301,584.40)
FURTHER CONTRIBUTED BY LANDLORD	業東收入	-	-	-	-	515,423.12	-	-	-	-	-	-	515,423.12	687,041.13
RETAINED SURPLUS / (DEFICIT)	承上年度結存	(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	271,837.47	(515,423.12)	(352,041.13)
FIRE SERVICES WORKS	消防改善工程	-	-	-	-	-	-	-	-	-	-	-	-	(335,000.00)
ACCUMULATED SURPLUS / (DEFICIT)	累積盈餘/(赤字)	(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	213,216.75	213,216.75	(301,584.40)