

BELAIR GARDENS 富豪花園  
STATEMENT OF FINANCIAL POSITION  
財務狀況表 - 30.11.2018

		UNAUDITED HK\$	31/12/2017 AUDITED HK\$
<b>NON-CURRENT ASSETS</b>	非流動資產		
Plant & equipment	傢俬、機械和設備	790,655.69	614,053.69
Public utility deposits outward	公共按金	660,587.00	650,225.00
		<u>1,451,242.69</u>	<u>1,264,278.69</u>
<b>CURRENT ASSETS</b>	流動資產		
Inventories	存貨	39,860.10	37,188.90
Management fee income receivable	應收管理費	1,267,254.00	1,162,613.00
Other receivable	其他應收帳款	7,486.70	4,776.60
Amount due from the building manager	管理公司往來帳	-	-
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	31,026,603.99	27,989,873.99
Bank balance - current account	銀行結餘 - 往來戶口	3,428,094.46	3,310,456.97
Cash in hand	現金結餘	15,000.00	99,505.00
		<u>35,784,299.25</u>	<u>32,604,414.46</u>
<b>CURRENT LIABILITIES</b>	流動負債		
Accrued expenses	應付款項	1,819,491.60	1,543,720.00
Amount due to the building manager	管理公司往來帳	213,776.99	136,089.21
Decoration deposits received	裝修按金	836,600.00	814,600.00
Debris removal deposits received	清泥頭按金	316,500.00	289,500.00
Management fee income received in advance	預繳管理費	393,076.00	277,803.00
Telecom station licence fee deposit received	電訊站按金	106,400.00	106,400.00
Temporary receipt	暫收款	-	-
Property tax payable	應付物業稅	253,542.00	234,600.00
		<u>3,939,386.59</u>	<u>3,402,712.21</u>
<b>NET CURRENT ASSETS</b>	淨流動資產	<u>31,844,912.66</u>	<u>29,201,702.25</u>
<b>NET ASSETS</b>	淨資產	<u>33,296,155.35</u>	<u>30,465,980.94</u>
<b>BUILDING OWNERS' FUNDS</b>	大廈業主資金分列		
Management fee deposits received	管理費按金	4,941,226.98	4,874,473.98
Public utility deposits received	公共水電按金	661,980.74	660,780.74
Sinking fund	維修基金	20,527,417.28	18,801,563.10
Accumulated surplus / (deficit) *	累積盈餘 / (赤字) *	7,165,530.35	6,129,163.12
Deficit recovered	收回赤字	-	-
<b>TOTAL EQUITY</b>	權益總額	<u>33,296,155.35</u>	<u>30,465,980.94</u>

*			
Accumulated surplus / (deficit)	累積盈餘 / (赤字)		
Domestic	住宅	5,169,017.48	5,685,492.75
Commercial	商場	99,047.09	(460,599.81)
Car park	車場	1,897,465.78	904,270.18
		<u>7,165,530.35</u>	<u>6,129,163.12</u>

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

Authorized Signature  
28th December, 2018





ST11  
 BELAIR GARDENS  
 Sinking Fund as at 30.11.2018

	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
BAL B/F	1,025,476.86	998,269.54	1,010,061.29	1,005,335.43	971,550.92	963,008.53	950,440.96	988,121.22	1,008,226.73	1,024,515.53	892,425.22	915,132.93	997,956.52	1,012,379.42	13,783,901.10	962,981.82	443,326.64	2,001,868.71	1,609,484.83	18,801,563.10
LESS :																				
ADD: T/R FROM MGT FEE	98,656.39	73,523.00	71,387.80	82,096.58	76,498.60	80,137.23	81,466.47	78,294.63	73,423.18	78,488.23	65,842.57	75,670.91	76,669.18	71,392.68	1,082,948.35	198,621.84	200,267.79	155,835.04	88,181.16	1,725,854.18
	<u>1,124,533.25</u>	<u>1,071,793.44</u>	<u>1,081,449.09</u>	<u>1,087,432.01</u>	<u>1,048,049.52</u>	<u>1,063,145.76</u>	<u>1,031,907.43</u>	<u>1,066,415.85</u>	<u>1,081,649.91</u>	<u>1,103,003.76</u>	<u>958,267.79</u>	<u>990,803.84</u>	<u>1,074,625.70</u>	<u>1,083,772.10</u>	<u>14,866,849.45</u>	<u>1,161,603.66</u>	<u>643,594.43</u>	<u>2,157,703.75</u>	<u>1,697,665.99</u>	<u>20,527,417.28</u>

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 5%(2017.5%) on total expenditure before Building Manager's remuneration if Building.





ST11 (未經審核)  
 BELAIR GARDENS 嘉善花園  
 CARPARK 停車場  
 STATEMENT OF COMPREHENSIVE INCOME 綜合收益表  
 (FORMERLY KNOWN AS INCOME STATEMENT) (期權收支報告表)

INCOME:	收入項目:	JAN.2018	FEB.2018	MAR.2018	APR.2018	MAY.2018	JUN.2018	JUL.2018	AUG.2018	SEP.2018	OCT.2018	NOV.2018	1-11/2018 TOTAL HK\$	1-11/2017 TOTAL HK\$
MANAGEMENT FEE	管理費收入	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	5,496,216.00	5,267,016.00
BANK INTEREST INCOME	銀行利息收入	1,336.85	-	-	6,074.95	-	-	2,217.05	-	-	11,416.55	-	21,045.40	13,280.90
D.R.CHG.RECOVERED	清潔罰費收入	-	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY CHG. RECOVERED	電費收入	600.00	360.00	420.00	540.00	480.00	420.00	480.00	600.00	420.00	480.00	420.00	5,220.00	2,700.00
INSURANCE COMPENSATION	保險賠償	-	-	-	-	-	-	-	-	-	-	-	-	-
LEGAL FEE RECOVERED	訴訟費收入	410.90	-	-	-	1,464.30	-	-	-	-	-	-	-	14,954.99
SUNDRY INCOME	什項收入	4,486.00	2,303.31	698.46	1,053.85	1,957.85	2,696.25	1,286.40	2,997.55	2,105.90	2,174.75	1,288.50	23,048.82	4,794.10
TELECOM STATION INCOME	電話站收入	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	14,350.00	157,850.00	157,850.00
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)	(1,722.00)	(18,942.00)	(18,942.00)
		519,117.75	514,947.31	513,402.46	519,952.80	516,186.15	515,400.25	516,267.45	515,881.55	514,809.90	526,355.30	513,992.50	5,686,313.42	5,468,786.43
LESS: EXPENSES	支出項目:													
AUDIT FEE	核數費	-	-	-	-	-	-	-	-	-	-	-	-	-
CLEANING EXP.	清潔費	48,730.34	48,730.34	48,730.34	48,730.34	51,440.27	51,440.27	51,440.27	51,440.27	51,440.27	51,440.27	51,440.27	555,003.25	511,899.26
DEBRIS REMOVAL CHG.	清潔罰費	1,452.50	1,603.75	1,628.75	1,666.25	1,988.85	1,405.00	2,210.00	1,983.30	2,270.00	2,342.50	1,615.00	20,165.90	15,845.05
DEPRECIATION	折舊	-	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY	電費	21,436.20	21,135.10	22,689.90	23,256.90	24,567.30	20,563.70	22,620.80	22,680.10	23,548.40	21,248.20	21,965.70	245,712.30	239,394.50
EMPLOYEE BENEFITS COST:	員工薪酬:													
SECURITY GUARDS' SALARIES	薪金 - 保安	59,896.58	57,165.00	75,662.33	61,146.30	61,219.50	87,617.40	52,913.85	53,025.86	24,851.15	51,900.49	48,903.00	634,301.46	853,330.96
SECURITY GUARDS' MPF	強積金 - 保安	2,671.26	2,577.30	3,430.39	2,745.13	2,725.31	2,631.84	2,321.77	2,313.68	2,157.93	2,250.21	2,139.98	27,964.80	39,947.10
WATCHMEN/CARETAKERS' SALARIES	薪金	61,676.20	61,284.60	66,803.50	53,848.50	53,979.40	62,672.90	52,316.60	51,268.00	57,806.40	60,629.13	56,365.80	638,653.03	677,302.10
WATCHMEN/CARETAKERS' MPF	強積金	2,898.24	2,800.03	3,154.61	2,494.06	2,519.80	2,896.77	2,404.64	2,365.84	2,395.58	2,588.74	2,925.16	29,523.47	33,322.16
FESTIVAL DECORATION	節日裝飾	69.25	9,720.00	-	-	-	-	-	-	-	-	-	-	-
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	305.00	2,284.10	134.25	610.05	73.75	-	-	217.05	3,325.65	171.55	980.00	8,101.40	28,144.65
GARDENING EXP / LANDSCAPE	園藝費	-	-	-	-	-	-	-	-	-	-	-	-	-
GOVERNMENT RENT	地稅	1,282.50	-	-	1,282.50	-	-	1,282.50	-	-	1,282.50	-	5,130.00	5,130.00
INSURANCE	保險費	13,754.92	5,000.00	-	-	-	-	5,000.00	39.80	-	-	5,000.00	10,000.00	38,794.72
LEGAL FEE	訴訟費	-	50.00	192.00	30.00	406.00	-	-	-	-	-	160.00	350.00	4,651.00
MGT OFFICE CHG.	管理紙支出	12,205.00	11,138.00	11,240.00	11,881.00	11,240.00	11,240.00	11,667.00	11,240.00	13,506.00	12,781.00	12,140.00	130,278.00	126,994.00
PROFESSIONAL FEE	專業費用	-	-	-	-	-	-	-	-	-	-	1,875.00	1,875.00	-
REPAIRS, RENEWALS & MAINTENANCE CHG OF:	維修保養:													
CP EQUIPMENT	車場設備	2,808.00	2,808.00	8,338.00	2,808.00	2,808.00	78,538.00	2,808.00	2,808.00	8,562.00	79,632.00	3,032.00	189,950.00	67,933.50
DRAINAGE, WATER PIPES, PUMPS & ELEC.	水電維修工程等等	249,586.34	71,259.53	32,880.00	112,880.67	55,040.55	104,863.25	242,952.50	95,462.40	161,436.95	126,108.95	93,295.50	1,345,766.64	859,158.30
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEN)	水電保養費(廣聯月費)	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,250.00	5,250.00	5,250.00	5,250.00	56,000.00	53,250.00
FIRE FIGHTING SYSTEM	消防保養	1,500.00	1,500.00	1,500.00	19,950.00	1,500.00	1,500.00	2,300.00	1,500.00	1,500.00	1,500.00	1,500.00	35,750.00	33,600.00
LIFTS	升降機	-	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY / CCTV SYSTEM	保安系統/閉路電視	133.33	133.33	133.33	133.33	133.33	133.33	3,333.33	133.33	995.83	4,733.33	133.33	10,129.13	3,803.08
SMART SYSTEM	衛星電視	-	-	-	-	-	-	-	-	-	-	-	-	-
WALKIE TALKIE	無線電對講機	-	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY CHG	保安費	-	-	-	-	-	-	-	-	-	-	-	-	1,559.30
SUNDRY EXPENSES	什項支出	866.82	729.07	1,246.11	1,494.10	1,422.48	2,052.47	1,678.24	1,540.88	2,475.98	1,283.31	1,163.48	15,952.94	14,675.71
TELEPHONE / BROADBAND	電話費/上網	309.37	224.65	392.64	309.32	309.42	309.37	339.30	331.32	240.65	423.99	332.32	3,522.35	3,397.67
TS ENERGY SAVING	TS節能管	-	-	-	-	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	制服及洗衣費	162.05	-	-	357.80	116.41	-	116.00	-	-	-	-	1,051.75	1,804.01
WATER FEE	水費	-	-	-	-	-	-	-	-	-	-	-	-	8,670.90
EXPENSES:	支出小計:	486,743.90	305,222.80	283,156.15	350,624.25	276,490.37	437,864.30	457,744.60	303,560.03	366,764.79	420,726.17	316,458.29	4,005,355.65	354,737.31
MANAGER'S REMUNERATION (5%)	經理費	24,337.20	15,261.14	14,157.81	17,531.21	13,824.52	21,893.22	22,887.23	15,178.00	18,338.24	21,036.31	15,822.91	200,267.79	180,289.12
TRANSFER TO SINKING FUND (5%)	撥入維修基金	24,337.20	15,261.14	14,157.81	17,531.21	13,824.52	21,893.22	22,887.23	15,178.00	18,338.24	21,036.31	15,822.91	200,267.79	180,289.12
APPORTIONMENT OF COMMON AREAS EXP.	公共地方費用分攤	27,043.01	23,713.78	27,217.98	31,721.67	26,972.36	29,712.20	24,301.63	25,777.06	21,885.21	25,121.55	24,260.14	287,226.59	407,195.90
EXTERNAL WATER PIPES	公共樹空水喉	-	-	-	-	-	-	-	-	-	-	-	-	-
RAID DEBT / (WRITTEN BACK)	壞賬/(收回)	-	-	-	-	-	-	-	-	-	-	-	-	(6,444.00)
TOTAL EXPENSES	總支出	562,461.31	359,458.86	338,689.75	417,408.34	331,111.77	511,362.94	527,820.69	359,193.09	425,326.48	487,920.34	372,364.25	4,693,117.82	4,116,067.45
SURPLUS / (DEFICIT) FOR THE PERIOD	本期盈餘/(赤字)	(43,343.56)	155,488.45	174,712.71	102,544.46	185,074.38	4,037.31	(11,553.24)	156,688.46	89,483.42	38,434.96	141,628.25	993,195.60	1,101,674.31
FURTHER CONTRIBUTED BY OWNERS	赤字收入	-	-	-	-	-	-	-	-	-	-	-	-	-
RETAINED SURPLUS / (DEFICIT)	承上年盈餘/赤字	904,270.18	860,926.62	1,016,415.07	1,191,127.78	1,293,672.24	1,478,746.62	1,482,783.93	1,471,230.69	1,627,919.15	1,717,402.57	1,755,837.53	904,270.18	(192,002.54)
ACCUMULATED SURPLUS / (DEFICIT)	累積盈餘/(赤字)	860,926.62	1,016,415.07	1,191,127.78	1,293,672.24	1,478,746.62	1,482,783.93	1,471,230.69	1,627,919.15	1,717,402.57	1,755,837.53	1,897,465.78	909,671.27	



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

INCOME:	收入項目:	JAN.2018	FEB.2018	MAR.2018	APR.2018	MAY.2018	JUN.2018	JUL.2018	AUG.2018	SEP.2018	OCT.2018	NOV.2018	1-11/2018 TOTAL	1-11/2017 TOTAL
													HK\$	HK\$
BANK INT. INC.	銀行利息收入	-	-	-	-	-	-	-	-	-	-	-	-	-
INSURANCE COMPENSATION	保險賠償	-	-	-	25,030.61	-	-	-	-	-	-	-	25,030.61	9,969.99
SUNDRY INCOME	什項收入	-	55.48	55.48	-	-	-	-	-	-	-	-	110.96	138.87
		-	55.48	55.48	25,030.61	-	-	-	-	-	-	-	25,141.57	10,108.86
LESS : EXPENSES	支出項目:													
AUDIT FEE	核數費	-	-	-	-	-	-	-	-	-	-	-	-	-
BANK CHARGES	銀行費用	783.50	786.50	1,890.00	797.00	800.50	803.00	815.50	816.50	822.00	830.50	828.50	9,973.50	8,077.00
CLEANING EXP.	清潔費	32,486.82	32,486.82	32,486.82	32,486.82	34,293.41	34,293.41	34,293.41	34,293.41	34,293.41	34,293.41	34,293.41	370,001.15	341,265.66
DEBRIS REMOVAL CHG.	泥頭費	-	-	-	-	-	-	-	-	-	-	-	-	-
DEPRECIATION	折舊	-	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY	電費	2,243.20	1,830.20	1,405.10	542.60	1,826.40	2,437.60	2,534.00	2,738.90	2,636.50	1,254.90	1,699.30	21,148.70	25,538.80
EMPLOYEE BENEFITS COST:	員工薪酬:													
SECURITY GUARDS' SALARIES	薪金-保安	39,931.04	38,110.00	50,441.54	40,764.20	40,813.00	58,411.60	35,275.90	35,350.57	16,567.44	34,600.32	32,602.00	422,867.61	568,887.25
SECURITY GUARDS' MPF	強積金-保安	1,780.84	1,718.20	2,286.93	1,830.08	1,816.87	1,754.55	1,547.84	1,542.44	1,438.62	1,500.15	1,426.64	18,643.16	26,631.41
WATCHMEN / CARETAKERS' SALARIES	薪金	52,296.30	49,297.30	55,790.80	52,483.70	54,193.80	54,689.50	54,047.40	54,488.30	58,089.35	54,300.60	54,047.40	593,724.45	559,234.36
WATCHMEN / CARETAKERS' MPF	強積金	1,305.38	1,191.68	1,439.33	1,303.33	1,383.43	1,362.83	1,356.38	1,379.75	1,258.56	1,106.15	1,075.93	14,162.75	15,429.54
FESTIVAL DECORATION	節日裝飾	-	-	-	-	-	-	-	-	-	-	-	-	-
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	-	960.00	-	-	-	-	-	-	-	-	-	960.00	-
GARDENING EXP / LANDSCAPE	園藝費	-	-	-	-	-	-	-	-	-	-	-	-	-
GOVERNMENT RENT	地稅	-	-	-	-	-	-	-	-	-	-	-	-	-
INSURANCE	保險費	4,359.63	-	1,566.67	-	-	-	28.50	-	-	-	-	5,954.80	6,269.36
LEGAL FEE	訴訟費	-	-	-	-	-	-	-	-	-	-	-	-	-
PROFESSIONAL FEE	專業費用	-	-	-	38,500.00	-	-	-	-	-	-	-	38,500.00	-
REPAIRS, RENEWALS & MAINTENANCE CHG OF:	維修保養:													
CP EQUIPMENT	車場設備	3,580.20	3,580.20	3,580.20	3,580.20	3,580.20	3,580.20	3,580.20	3,580.20	3,865.80	7,180.80	7,860.80	47,549.00	67,201.85
DRAINAGE, WATER PIPES, PUMPS & ELEC.	水電維修工程等等	12,000.00	1,000.00	-	29,136.00	11,650.00	9,630.00	585.00	5,300.00	1,520.00	2,500.00	-	73,321.00	753,016.00
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUE)	水電維修保養(廣聯戶)	-	-	-	-	-	-	-	-	-	-	-	-	-
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	8,355.14
WALKIE TALKIE	無線電對講機	-	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY CHG	保安費	-	-	-	-	-	-	-	-	-	-	-	-	-
SUNDRY EXPENSES	什項支出	31.50	676.02	57.60	485.10	12.60	12.60	12.60	537.60	12.60	485.10	31.50	2,354.82	3,612.72
TELEPHONE / BROADBAND	電話費/上網	965.25	-	1,929.50	965.25	965.25	965.25	1,072.50	1,033.25	-	2,066.50	1,032.25	10,995.00	10,615.75
TS ENERGY SAVING	TS節能管	-	-	-	-	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	制服及洗衣費	-	-	-	-	-	-	-	-	-	-	-	-	-
OWNERS' COMMITTEE EXP.	業主立案法團費用	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	12,000.00	132,000.00	132,000.00
EXPENSES:	支出:	163,897.05	143,770.31	165,007.88	215,007.67	163,468.85	180,073.93	147,282.62	153,194.31	132,637.67	152,251.82	147,031.12	1,763,623.23	2,526,134.84
MANAGER'S REMUNERATION (5%)	經理費	8,194.85	7,188.52	8,250.39	10,750.38	8,173.44	9,003.70	7,364.13	7,659.72	6,631.88	7,612.59	7,351.56	88,181.16	99,306.74
TRANSFER TO SINKING FUND (5%)	撥入維修基金	8,194.85	7,188.52	8,250.39	10,750.38	8,173.44	9,003.70	7,364.13	7,659.72	6,631.88	7,612.59	7,351.56	88,181.16	99,306.74
TOTAL EXPENSES	總支出	180,286.75	158,147.35	181,508.66	236,508.43	179,815.73	198,081.33	162,010.88	168,513.75	145,901.43	167,477.00	161,734.24	1,939,985.55	2,724,748.32
NET EXPENSES	淨支出	180,286.75	158,091.87	181,453.18	211,477.82	179,815.73	198,081.33	162,010.88	168,513.75	145,901.43	167,477.00	161,734.24	1,914,843.98	2,714,639.46
APPORTIONMENT OF COMMON AREA EXPENSES:	公共地方費用分攤													
DOMESTIC UNITS (10%)	住宅	18,028.68	15,809.19	18,145.32	21,147.78	17,981.57	19,808.13	16,201.09	16,851.38	14,590.14	16,747.70	16,173.42	191,484.40	271,463.95
CAR PARKS (15%)	車場	27,043.01	23,713.78	27,217.98	31,721.67	26,972.36	29,712.20	24,301.63	25,277.06	21,885.21	25,121.55	24,260.14	287,226.60	407,195.90
COMMERCIAL COMPLEX (73%)	商場	131,609.33	115,407.07	132,460.82	154,378.81	131,265.48	144,599.37	118,267.94	123,015.04	106,508.04	122,258.21	118,066.00	1,397,836.11	1,981,685.80
RETAINED AREAS (2%)	休憩運動地方	3,605.73	3,161.83	3,629.06	4,229.56	3,596.32	3,961.63	3,240.22	3,370.27	2,918.04	3,349.54	3,234.68	38,296.87	54,292.81
		180,286.75	158,091.87	181,453.18	211,477.82	179,815.73	198,081.33	162,010.88	168,513.75	145,901.43	167,477.00	161,734.24	1,914,843.98	2,714,639.46

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:	JAN 2018	FEB 2018	MAR 2018	APR 2018	MAY 2018	JUN 2018	JUL 2018	AUG 2018	SEP 2018	OCT 2018	NOV 2018	1-11/2018 TOTAL HK\$	1-11/2017 TOTAL HK\$
MANAGEMENT FEE	管理費收入	461,711.00	461,711.00	498,648.00	498,648.00	498,648.00	498,648.00	498,648.00	498,648.00	498,648.00	498,648.00	498,648.00	5,411,254.00	5,078,821.00
BANK INTEREST INCOME	銀行利息收入	1,336.97	-	-	6,075.05	-	-	2,217.09	-	-	11,416.53	-	21,045.64	13,281.04
D.R.CHG.RECOVERED	清光銷費收入	-	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY CHG. RECOVERED	電費收入	-	-	-	1,000.00	2,400.00	3,000.00	-	-	-	-	-	-	6,400.00
INSURANCE COMPENSATION	保險費賠償	-	-	-	-	-	-	-	-	-	-	-	-	600.00
LEGAL FEE RECOVERED	訴訟費收入	-	-	-	-	-	-	-	-	-	-	-	-	4,984.99
SUNDRY INCOME	什項收入	6.00	63.31	58.50	93.81	237.81	6.25	6.44	7.63	5.94	4.75	8.50	498.94	2,252.52
TELECOM STATION INCOME	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	38,850.00	427,350.00	427,350.00
LESS: PROPERTY TAX ON TELECOM INC.	減/收回物業稅	-	-	-	-	-	-	-	-	-	-	-	-	-
WATER CHG. RECOVERED	水費收入	-	-	-	-	7.50	-	-	7.50	-	-	-	15.00	20.40
		501,903.97	500,624.31	537,556.50	544,566.86	540,143.31	540,504.25	539,721.53	537,513.13	537,503.94	548,919.28	537,506.50	5,866,563.58	5,527,309.95
LESS: EXPENSES	支出項目:													
AUDIT FEE	核數費	-	-	-	-	-	-	-	-	-	-	-	-	-
CLEANING EXP.	清潔費	44,582.76	80,662.76	34,832.76	70,912.76	48,658.87	73,488.87	47,158.87	75,128.87	37,408.87	84,878.87	37,408.87	635,123.13	595,865.24
DEBRIS REMOVAL CHG.	清泥開費	1,452.50	1,603.75	1,628.75	1,666.25	1,988.91	1,405.00	2,210.00	1,983.28	2,270.00	2,342.50	1,615.00	20,165.94	15,644.83
DEPRECIATION	折舊	-	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY	電費	44,024.80	46,016.70	42,165.70	56,824.90	64,807.30	70,142.20	75,887.50	73,717.90	72,499.40	65,625.90	68,503.50	688,215.80	673,263.10
EMPLOYEE BENEFITS COST:	員工薪酬:													
SECURITY GUARDS' SALARIES	薪金-保安	19,965.53	19,053.00	25,220.78	20,382.10	20,406.50	29,205.80	17,637.95	17,675.29	8,283.72	17,300.16	16,301.00	211,433.83	284,443.66
SECURITY GUARDS' MPF	強積金-保安	890.42	859.10	1,143.46	915.04	908.44	877.28	773.92	771.23	719.31	750.07	713.33	9,321.60	13,315.69
WATCHMEN/CARETAKERS' SALARIES	薪金	53,425.00	53,071.70	58,557.60	45,341.40	45,856.40	52,931.10	43,264.90	42,499.10	44,673.80	51,728.23	47,313.80	538,663.03	585,028.50
WATCHMEN/CARETAKERS' MPF	強積金	2,671.26	2,653.59	2,927.89	2,267.07	2,292.82	2,466.57	2,124.96	2,154.17	2,347.88	2,683.76	2,693.22	26,933.22	29,251.40
FESTIVAL DECORATION	節日裝飾	3,523.25	18,830.00	-	-	-	-	-	-	-	-	-	25,951.25	22,887.89
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	8,465.00	2,284.26	134.25	610.13	73.75	3,500.00	-	217.13	1,445.89	171.63	-	16,902.04	10,466.61
GARDENING EXP / LANDSCAPE	園藝費	-	-	-	-	-	-	-	-	-	-	-	-	1,200.00
GOVERNMENT RENT	地稅	3,487.50	-	-	3,487.50	-	-	3,487.50	-	-	3,487.50	-	13,950.00	13,950.00
INSURANCE	保險費	12,288.12	-	-	-	-	-	21.90	-	-	-	-	12,310.02	10,575.96
LEGAL FEE	訴訟費	-	-	-	-	-	-	-	-	-	-	-	-	-
MGMT OFFICE CHG.	管理處支出	12,205.00	11,138.00	11,240.00	11,881.00	11,240.00	11,240.00	11,667.00	11,240.00	13,506.00	12,781.00	12,140.00	130,278.00	126,994.00
PROFESSIONAL FEE	專業費用	-	-	-	-	-	-	-	-	-	-	-	1,875.00	1,875.00
REPAIRS, RENEWALS & MAINTENANCE CHG OF:	維修保養:													
AIR-CONDITIONING	冷氣費	12,970.00	30,570.00	12,970.00	12,970.00	21,770.00	31,170.00	12,970.00	12,970.00	41,170.00	12,970.00	12,970.00	215,470.00	218,200.00
DIESEL GENERATOR	發電機	7,100.00	1,100.00	1,100.00	1,100.00	33,300.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	50,300.00	14,788.00
DRAINAGE, WATER PIPES, PUMPS & ELEC.	水電維修工程等等	88,048.88	46,653.75	69,370.00	106,320.47	32,960.63	44,904.25	11,685.88	65,329.26	50,278.07	168,056.75	149,394.12	833,002.26	406,507.16
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LIJEN)	水電維修費(萬聯月費)	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,250.00	5,250.00	5,250.00	5,250.00	56,000.00	53,250.00
FIRE FIGHTING SYSTEM	消防保養	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	81,500.00	8,000.00	8,000.00	8,000.00	161,500.00	96,000.00
LIFTS	升降機	16,847.00	24,517.00	16,847.00	16,847.00	17,137.00	16,847.00	16,847.00	17,427.00	49,847.00	16,847.00	16,847.00	226,857.00	187,057.00
SECURITY / CCTV SYSTEM	保安系統/閉路電視	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	995.83	3,333.33	133.33	7,129.13	3,643.08
SMAIV 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	-	-	-	-	-	-	-	-	-	-	-	-	1,559.38
SECURITY CHG	保安費	-	-	-	-	-	-	-	-	-	-	-	-	-
SUNDRY EXPENSES	什項支出	4,852.77	5,758.46	5,845.47	5,555.52	6,291.50	9,632.87	5,749.77	6,829.41	6,296.98	6,373.98	6,382.65	69,569.36	69,512.75
TELEPHONE / BROADBAND	電話費/上網	73.13	35.69	110.40	73.20	73.26	73.13	77.88	76.20	35.69	116.71	76.20	821.49	801.59
TS ENERGY SAVING	TS節能管	-	-	-	-	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	制服及洗衣費	162.13	-	-	357.88	116.42	-	116.00	-	-	-	1,051.75	1,804.18	7,039.14
WATER FEE	水費	5,446.90	-	-	4,327.50	-	-	-	-	5,706.00	-	-	15,480.40	16,086.02
EXPENSES:	支出小計:	355,615.28	357,943.09	297,227.39	370,645.75	325,342.63	370,297.40	267,552.65	415,972.96	358,618.73	463,461.51	389,759.31	3,972,436.70	3,460,611.00
MANAGER'S REMUNERATION (5%)	總經理費	17,780.76	17,897.15	14,861.37	18,532.29	16,267.13	18,514.87	13,377.63	20,798.65	17,930.94	23,173.08	19,487.97	198,621.84	173,030.55
TRANSFER TO SINKING FUND (5%)	撥入維修基金	17,780.76	17,897.15	14,861.37	18,532.29	16,267.13	18,514.87	13,377.63	20,798.65	17,930.94	23,173.08	19,487.97	198,621.84	173,030.55
APPORTIONMENT OF COMMON AREAS EXP.	公共地方費用分攤	131,609.33	115,407.07	132,460.82	154,378.81	131,265.48	144,593.37	118,267.94	123,015.04	106,508.04	122,258.21	118,066.00	1,397,836.11	1,981,686.80
EXTERNAL WATER PIPES	公共樹室水喉	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	總支出	522,786.13	509,144.46	459,410.95	562,089.14	489,142.37	551,926.51	412,575.85	580,585.30	500,988.65	632,065.88	546,801.25	5,767,516.49	5,788,358.90
SURPLUS / (DEFICIT) FOR THE PERIOD	本期盈餘/(赤字)	(20,882.16)	(8,520.15)	78,145.55	(17,422.28)	51,000.94	(11,422.26)	127,145.68	(43,072.17)	36,515.29	(83,146.60)	(9,294.75)	99,047.09	(261,048.95)
FURTHER CONTRIBUTED BY LANDLORD	業主收入	-	-	-	-	-	460,599.81	-	-	-	-	-	460,599.81	-
RETAINED SURPLUS / (DEFICIT)	承上年度結存	(460,599.81)	(481,481.97)	(490,002.12)	(411,856.57)	(429,278.85)	(378,277.91)	70,899.64	198,045.32	154,973.15	191,488.44	108,341.84	(460,599.81)	111,921.51
FIRE SERVICES WORKS	消防改善工程	-	-	-	-	-	-	-	-	-	-	-	-	-
ACCUMULATED SURPLUS / (DEFICIT)	累積盈餘/(赤字)	(481,481.97)	(490,002.12)	(411,856.57)	(429,278.85)	(378,277.91)	70,899.64	198,045.32	154,973.15	191,488.44	108,341.84	99,047.09	99,047.09	(149,127.44)