BELAIR GARDENS 富豪花園
STATEMENT OF FINANCIAL POSITION
財務狀況表 - 31.12.2018

		UNAUDITED HK$	31/12/2017 AUDITED HK$
NON-CURRENT ASSETS	非流動資產		
Plant & equipment	傢俬、機械和設備	411,021.44	614,053.69
Public utility deposits outward	公共按金	660,587.00	650,225.00
		1,071,608.44	1,264,278.69
CURRENT ASSETS	流動資產		
Inventories	存貨	26,976.60	37,188.90
Management fee income receivable	應收管理費	1,236,805.00	1,162,613.00
Other receivable	其他應收帳款	6,321.00	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	2,812,509.84	3,310,456.97
Cash in hand	現金結餘	15,320.00	99,505.00
		35,124,536.43	32,604,414.46
CURRENT LIABILITIES	流動負債		
Accrued expenses	應付款項	1,776,121.60	1,543,720.00
Amount due to the building manager	管理公司往來帳	77,513.06	136,089.21
Decoration deposits received	裝修按金	842,600.00	814,600.00
Debris removal deposits received	清泥頭按金	322,500.00	289,500.00
Management fee income received in advance	預繳管理費	269,290.00	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	122,976.00	234,600.00
		3,517,400.66	3,402,712.21
NET CURRENT ASSETS	淨流動資產	31,607,135.77	29,201,702.25
NET ASSETS	淨資產	32,678,744.21	30,465,980.94
BUILDING OWNERS' FUNDS	大廈業主資金分列		
Management fee deposits received	管理費按金	4,940,896.98	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	20,731,740.56	18,801,563.10
Accumulated surplus / (deficit) *	累積盈餘/(赤字)*	6,344,125.93	6,129,163.12
Deficit recovered	收回赤字	-	-
TOTAL EQUITY	權益總額	32,678,744.21	30,465,980.94

*			
Accumulated surplus /(deficit)	累積盈餘/(赤字)		
Domestic	住宅	4,730,140.49	5,685,492.75
Commercial	商場	(236,820.75)	(460,599.81)
Car park	車場	1,850,806.19	904,270.18
		6,344,125.93	6,129,163.12

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

BELAIR GARDEN MANAGEMENT CO., LTD. 富豪花園管理有限公司

Authourized Signature
31st January, 2019

BELAIR GARDENS

MANAGED BY BELAIR GARDEN MANAGEMENT COMPANY LIMITED

STATEMENT OF COMPREHENSIVE INCOME

綜合收益表 - 1-12/2018

(FORMERLY KNOWN AS INCOME STATEMENT)

（前稱收支報告表）

(未經審核)

	收入項目：	BLOCK A HK$	BLOCK B HK$	BLOCK C HK$	BLOCK D HK$	BLOCK E HK$	BLOCK F HK$	BLOCK G HK$	BLOCK H HK$	BLOCK I HK$	BLOCK J HK$	BLOCK K HK$	BLOCK L HK$	BLOCK M HK$	BLOCK N HK$	TOTAL HK$	COMM HK$	CAR PARK HK$	GRAND TOTAL HK$
INCOME :																			
MANAGEMENT FEE	管理費收入	2,248,224.00	2,135,268.00	2,213,556.00	2,175,012.00	2,014,848.00	2,112,516.00	2,052,576.00	2,158,740.00	2,026,848.00	2,026,848.00	1,969,968.00	1,969,968.00	1,929,744.00	1,929,744.00	28,963,860.00	5,909,902.00	5,995,872.00	40,869,634.00
BANK INTEREST INCOME	銀行利息收入	21,045.64	21,045.64	21,045.64	21,045.64	21,045.64	21,045.64	21,045.64	21,045.64	21,045.64	21,045.64	21,045.64	21,045.64	21,045.64	21,045.64	294,638.96	21,045.64	21,045.40	336,730.00
D.R.CHG.RECOVERED	清泥頭費收入	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY CHG. RECOVERED	電費收入	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,400.00	5,520.00	11,920.00
INSURANCE COMPENSATION	保險費賠償	1,195.22	1,195.22	1,195.22	1,195.22	1,195.22	1,195.22	1,195.22	1,195.22	1,195.22	1,195.22	1,195.22	1,195.22	1,195.22	1,195.21	16,733.07	-	-	16,733.07
LEGAL FEE RECOVERED	訴訟費收入	363.80	757.00	-	-	751.70	-	320.00	-	-	-	-	-	-	2,576.00	4,768.50	-	2,045.20	6,813.70
SUNDRY INCOME	什項收入	1,344.58	1,344.58	1,344.58	1,844.58	1,344.58	1,344.58	3,344.58	1,344.58	2,599.58	2,599.58	1,344.58	1,344.58	2,599.58	2,599.62	26,344.16	507.44	161,725.32	188,576.92
TELECOM STATION INCOME	電訊站收入	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	466,200.00	172,200.00	638,400.00
LESS : PROPERTY TAX ON TELECOM INC.	減/收回物業稅	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(20,664.00)	(20,664.00)
WATER CHG. RECOVERED	水費收入	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22.50		22.50
		2,272,173.24	2,159,610.44	2,237,141.44	2,199,097.44	2,039,185.14	2,136,101.44	2,078,481.44	2,182,325.44	2,051,688.44	2,051,688.44	1,993,553.44	1,993,553.44	1,954,584.44	1,957,160.47	29,306,344.69	6,404,077.58	6,337,743.92	42,048,166.19
LESS : EXPENSES	支出項目：																		
AUDIT FEE	核數費	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	20,650.00	1,475.00	1,475.00	23,600.00
CLEANING EXP.	清潔費	178,051.08	178,051.08	178,051.08	178,051.08	178,051.08	178,051.08	178,051.08	178,051.08	227,684.68	227,684.68	178,051.08	178,051.08	227,684.68	227,684.68	2,691,249.52	720,002.00	606,443.52	4,017,695.04
DEBRIS REMOVAL CHG.	清泥頭費	21,650.47	21,650.47	21,650.47	21,650.47	21,650.47	21,650.47	21,650.47	21,650.47	21,650.47	21,650.47	21,650.47	21,650.47	21,650.47	21,650.47	303,106.58	21,650.47	21,650.45	346,407.50
DEPRECIATION	折舊	6,085.97	3,935.97	5,710.97	10,035.97	5,860.97	9,335.97	5,860.97	12,560.97	7,335.97	3,560.97	10,260.97	9,510.97	6,060.91	7,110.96	103,228.51	123,588.60	91,318.49	318,135.60
ELECTRICITY	電費	100,428.60	95,939.70	107,679.30	96,119.30	89,326.10	94,018.30	104,737.90	90,918.50	140,857.20	136,929.30	93,032.70	95,087.20	132,529.90	133,809.30	1,511,413.30	737,661.30	268,543.50	2,517,618.10
EMPLOYEE BENEFITS COST :	員工福利：																		
SECURITY GUARDS' SALARIES	薪金-保安	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	227,859.83	683,579.46	911,439.29
SECURITY GUARDS' MPF	強積金-保安	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,034.93	30,104.78	40,139.71
WATCHMEN/CARETAKERS' SALARIES	薪金	714,582.18	714,582.18	714,582.18	714,582.18	714,582.18	714,582.18	714,582.18	714,582.18	714,582.18	714,582.18	714,582.18	714,582.18	714,582.18	714,582.41	10,004,150.77	630,654.43	744,251.73	11,379,056.93
WATCHMEN/CARETAKERS' MPF	強積金	32,263.43	32,263.43	32,263.43	32,263.43	32,263.43	32,263.43	32,263.43	32,263.43	32,263.43	32,263.43	32,263.43	32,263.43	32,263.43	32,263.31	451,687.90	31,421.46	34,493.81	517,603.17
FESTIVAL DECORATION	節日裝飾	9,210.97	9,210.97	9,210.97	9,210.97	9,210.97	9,210.97	9,210.97	9,210.97	9,210.97	9,210.97	9,210.97	9,210.97	9,210.97	9,211.39	128,954.00	40,166.00	15,073.00	184,193.00
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	18,432.33	18,432.33	3,592.33	31,112.33	33,400.33	32,074.33	3,592.33	22,102.33	5,592.33	3,592.33	10,072.33	3,592.33	3,592.33	18,340.27	207,520.56	16,932.54	8,131.90	232,585.00
GARDENING EXP / LANDSCAPE	園藝費	3,960.00	3,960.00	3,560.00	3,960.00	3,960.00	3,960.00	3,960.00	3,960.00	-	-	3,560.00	3,960.00	-	-	38,800.00	-	-	38,800.00
GOVERNMENT RENT	地稅	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13,950.00	5,130.00	19,080.00
INSURANCE	保險費	6,918.37	6,918.37	6,918.37	6,918.37	6,918.37	6,918.37	6,918.37	6,918.37	6,918.37	6,918.37	6,918.37	6,918.37	6,918.37	6,915.00	96,853.81	12,310.02	38,794.72	147,958.55
LEGAL FEE	訴訟費	100.00	110.00	-	-	70.00	-	70.00	-	30.00	-	10.00	-	-	110.00	500.00	-	1,188.00	1,688.00
MGT OFFICE CHG.	管理處支出	10,172.61	10,172.61	10,172.61	10,172.61	10,172.61	10,172.61	10,172.61	10,172.61	10,172.61	10,172.61	10,172.61	10,172.61	10,172.61	10,172.45	142,416.38	142,418.00	142,418.00	427,252.38
PROFESSIONAL FEE	專業費用	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	15,875.00	15,875.00	1,875.00	1,875.00	54,250.00	1,875.00	1,875.00	58,000.00
REPAIRS, RENEWALS & MAINTENANCE CHG OF:	維修保養：																		
AIR-CONDITIONING	冷氣費	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	271,130.00	-	271,130.00
CP EQUIPMENT	車場設備	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	198,632.00	198,632.00
DIESEL GENERATOR	發電機	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	51,400.00	-	51,400.00
DRAINAGE, WATER PIPES, PUMPS & ELEC.	水電維修工程等等	883,711.29	298,970.29	292,380.29	529,610.29	367,070.29	428,350.29	498,755.29	443,124.86	222,977.16	326,270.16	165,304.66	364,466.66	280,815.16	177,954.83	5,279,761.52	980,732.39	1,582,978.39	7,843,472.30
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEN)	水電保養費(廣聯月	61,250.00	61,250.00	61,250.00	61,250.00	61,250.00	61,250.00	61,250.00	61,250.00	61,250.00	61,250.00	61,250.00	61,250.00	61,250.00	61,250.00	857,500.00	61,250.00	61,250.00	980,000.00
FIRE FIGHTING SYSTEM	消防保養	7,800.00	16,600.00	7,800.00	16,600.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	8,100.00	7,440.00	7,440.00	7,800.00	7,800.00	126,380.00	169,500.00	37,250.00	333,130.00
LIFTS	升降機	82,180.00	82,180.00	82,180.00	82,180.00	82,180.00	82,180.00	82,180.00	82,180.00	93,940.00	93,940.00	82,180.00	82,180.00	93,940.00	93,940.00	1,197,560.00	243,704.00	-	1,441,264.00
SECURITY / CCTV SYSTEM	保安系統/閉路電視	22,262.46	2,462.46	2,462.46	23,262.46	2,462.46	6,262.46	6,262.46	2,462.46	2,582.46	2,462.46	8,262.46	2,462.46	3,862.46	2,522.46	90,054.44	7,262.46	10,262.46	107,579.36
SMATV SYSTEM	衛星電視	3,761.40	3,761.40	3,761.40	3,761.40	3,627.00	3,627.00	3,627.00	3,627.00	7,253.40	8,453.40	3,357.90	3,357.90	8,453.40	7,250.40	67,680.00	-	-	67,680.00
SWIMMING POOL	泳池保養	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,380.00	-	3,380.00
	無線電對講機	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY CHG	保安費	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUNDRY EXPENSES	什項支出	39,761.61	23,129.66	30,953.06	24,354.76	21,037.81	26,807.03	51,318.11	52,287.58	29,326.86	29,311.66	21,526.46	20,633.06	29,331.36	29,356.91	429,135.93	74,560.29	16,790.85	520,487.07
TELEPHONE / BROADBAND	電話費/上網	2,847.19	2,847.19	2,847.19	2,847.19	2,847.19	2,847.19	2,847.19	2,847.19	2,847.19	2,847.19	2,971.94	2,966.94	2,847.19	2,847.19	40,105.16	897.62	3,854.72	44,857.50
T5 ENERGY SAVING	T5節能管	2,229.60	4,422.40	4,289.20	4,198.40	4,198.40	4,161.60	4,161.60	4,161.60	8,021.20	8,092.00	5,091.60	5,077.60	8,126.00	8,126.00	74,357.20	-	-	74,357.20
UNIFORM & LAUNDRY	制服及洗衣費	3,296.06	3,296.06	3,296.06	3,296.06	3,296.06	3,296.06	3,296.06	3,296.06	3,296.06	3,296.06	3,296.06	3,296.06	3,296.06	3,296.06	46,144.84	3,296.06	3,295.81	52,736.71
WATER FEE	水費	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15,480.40	-	15,480.40
EXPENSES :	支出小計：	2,214,305.62	1,597,496.57	1,587,961.37	1,868,787.27	1,664,585.72	1,742,169.34	1,815,918.02	1,768,777.66	1,618,942.54	1,713,938.24	1,467,816.19	1,655,480.29	1,867,737.48	1,579,544.11	23,963,460.42	4,614,592.80	4,608,785.59	33,186,838.81
MANAGER'S REMUNERATION (5%)	經理費	110,715.28	79,874.82	79,398.06	93,439.35	83,229.29	87,108.47	90,795.90	88,438.87	80,947.12	85,696.91	73,390.81	82,774.02	83,386.86	78,977.22	1,198,172.98	230,729.65	230,439.29	1,659,341.92
TRANSFER TO SINKING FUND (5%)	樓人維修基金	110,715.28	79,874.82	79,398.06	93,439.35	83,229.29	87,108.47	90,795.90	88,438.87	80,947.12	85,696.91	73,390.81	82,774.02	83,386.86	78,977.22	1,198,172.98	230,729.65	230,439.29	1,659,341.92
APPORTIONMENT OF COMMON AREAS EXP.	公共地方費用分攤	15,311.60	15,311.60	15,311.60	15,311.60	15,311.60	15,311.60	15,311.60	15,311.60	15,311.60	15,311.60	15,311.60	15,311.60	15,311.60	15,311.70	214,362.50	1,564,846.23	321,543.74	2,100,752.47
APPORTIONMENT OF RETAINED AREAS EXP.	運動地方費用分攤	251,413.69	251,413.69	251,413.69	251,413.69	208,415.35	208,415.35	208,415.35	208,415.35	310,852.52	310,852.52	310,852.52	310,852.52	310,852.52	310,852.31	3,704,431.07	-	-	3,704,431.07
EXTERNAL WATER PIPES	公共排空食水喉	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BAD DEBT / (WRITTEN BACK)	壞賬/(收回)	-	-	-	-	-	-	-	-	18,282.00	-	-	-	-	(34,016.00)	(15,734.00)	-	-	(15,734.00)
TOTAL EXPENSES	總支出	2,702,461.47	2,023,971.50	2,013,482.78	2,322,391.26	2,054,771.25	2,140,113.23	2,221,236.77	2,169,382.35	2,125,282.90	2,211,496.18	1,940,761.93	2,147,192.45	2,160,675.32	2,029,646.56	30,262,865.95	6,640,898.33	5,391,207.91	42,294,972.19
SURPLUS / (DEFICIT) FOR THE PERIOD	本期盈餘/(赤字)	(430,288.23)	135,638.94	223,658.66	(123,293.82)	(15,586.11)	(4,011.79)	(142,755.33)	12,943.09	(73,594.46)	(159,807.74)	52,791.51	(153,639.01)	(206,090.88)	(72,486.09)	(556,521.26)	(236,820.75)	946,536.01	(246,806.00)
FURTHER CONTRIBUTED BY OWNERS	赤字收入	-	-	-	-	-	-	-	1,169.00	-	-	-	-	-	-	1,169.00	460,599.81	-	461,768.81
RETAINED SURPLUS / (DEFICIT)	承上年度結存	224,383.34	596,588.35	446,895.92	467,001.28	118,188.47	91,990.22	240,845.31	(218,795.22)	580,692.11	336,268.38	600,837.17	262,374.81	1,013,719.32	924,503.29	5,685,492.75	(460,599.81)	904,270.18	6,129,163.12
FIRE SERVICES WORKS	消防改善工程	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ACCUMULATED SURPLUS / (DEFICIT)	累積盈餘/(赤字)	(205,904.89)	732,227.29	670,554.58	343,707.46	102,602.36	87,978.43	98,089.98	(204,683.13)	507,097.65	176,460.64	653,628.68	108,735.80	807,628.44	852,017.20	4,730,140.49	(236,820.75)	1,850,806.19	6,344,125.93

ST11
BELAIR GARDENS
Sinking Fund as at 31.12.2018

	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	1,026,476.86	998,269.54	1,010,061.29	1,005,335.43	971,550.92	983,008.53	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	110,715.28	79,874.82	79,398.06	93,439.35	83,229.29	87,108.47	90,795.90	88,438.87	80,947.12	85,696.91	73,390.81	82,774.02	83,386.86	78,977.22	1,198,172.98	230,729.65	230,439.29	172,255.24	98,580.30	1,930,177.46
	1,137,192.14	1,078,144.36	1,089,459.35	1,098,774.78	1,054,780.21	1,070,117.00	1,041,236.86	1,076,560.09	1,089,173.85	1,110,212.44	965,816.03	997,906.95	1,081,343.38	1,091,356.64	14,982,074.08	1,193,711.47	673,765.93	2,174,123.95	1,708,065.13	20,731,740.56

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 of Building.

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

(未經審核)
富豪花園
屋村公共地方

綜合收益表

		JAN.2018	FEB.2018	MAR.2018	APR.2018	MAY.2018	JUN.2018	JUL.2018	AUG.2018	SEP.2018	OCT.2018	NOV.2018	DEC.2018	1-12/2018 TOTAL HK$	1-12/2017 TOTAL HK$
INCOME :	收入項目:														
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	-	-	-	-	-	-	-	-	-	-	-	-	-	1,250.00
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	833.00	10,806.50	8,837.50
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	34,293.41	404,294.56	373,752.48
DEBRIS REMOVAL CHG.	泥頭費	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DEPRECIATION	折舊	-	-	-	-	-	-	-	-	-	-	-	60,032.00	60,032.00	60,032.00
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	1,694.10	22,842.80	27,963.10
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	32,852.00	455,719.61	596,080.54
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	1,426.64	20,069.80	28,324.59
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	58,076.60	651,801.05	614,709.76
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	1,291.02	15,453.77	16,899.11
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	3,865.80	51,414.80	70,782.05
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	133.39	1,600.68	8,482.88
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	451.50	2,806.32	4,064.22
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	1,033.25	12,028.25	11,581.00
T5 ENERGY SAVING	T5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	12,000.00	144,000.00	144,000.00
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	207,982.71	1,971,605.94	2,726,044.59
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	10,399.14	98,580.30	109,302.23
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	10,399.14	98,580.30	109,302.23
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	228,780.99	2,168,766.54	2,944,649.05
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	228,780.99	2,143,624.97	2,934,540.19
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	22,878.10	214,362.50	293,454.02
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	34,317.15	321,543.75	440,181.01
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	167,010.12	1,564,846.23	2,142,214.33
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	4,575.62	42,872.49	58,690.83
		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	228,780.99	2,143,624.97	2,934,540.19

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.2018	FEB.2018	MAR.2018	APR.2018	MAY.2018	JUN.2018	JUL.2018	AUG.2018	SEP.2018	OCT.2018	NOV.2018	DEC.2018	1-12/2018 TOTAL HK$	1-12/2017 TOTAL HK$
BADMINTON INCOME	羽毛球收入	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BICYCLE INCOME	單車費收入	110.00			92,400.00	4,110.00	110.00			70.00		55.00	40.00	96,895.00	88,040.00
ELECTRICITY CHG.RECOVERED	電費收入	-	-	-	-	-	-	-	-	-	-	-	-	-	-
INSURANCE COMPENSATION	保險費賠償	-	-	-	25,030.62	-	-	-	-	-	-	-	-	25,030.62	9,969.99
LEGAL FEE RECOVERED	訴訟費收入	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUNDRY INCOME	什項收入	-	655.56	355.56	-	60.00	5,000.00	-	-	-	60.00	-	-	6,131.12	1,406.26
SWIMMING POOL INCOME	泳池費收入	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TELECOM STATION INCOME	電訊發射台收入	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TENNIS COURT INCOME	網球費收入	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		110.00	655.56	355.56	117,430.62	4,170.00	5,110.00	-	-	70.00	60.00	55.00	40.00	128,056.74	99,416.25
LESS : EXPENSES	支出項目 :														
AUDIT FEE	核數費	-	-	-	-	-	-	-	-	-	-	-	-	-	1,250.00
BANK CHARGES	銀行費	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CLEANING EXP	清潔費	64,973.78	64,973.78	64,973.78	64,973.78	71,939.41	71,939.41	71,939.41	71,939.41	71,939.41	71,939.41	71,939.41	71,939.41	835,410.40	747,506.08
DEPRECIATION	折舊	-	-	-	-	-	-	-	-	-	-	-	1,466.65	1,466.65	666.67
ELECTRICITY	電費	8,967.10	8,194.80	8,662.80	8,623.30	8,777.20	8,213.00	8,911.10	9,528.30	9,607.60	7,960.50	8,573.80	9,127.80	105,147.30	101,545.90
EMPLOYEE BENEFITS COST :	員工薪酬 :														
SECURITY GUARDS' SALARIES	薪金-保安	39,931.05	38,110.00	50,441.55	40,764.20	40,813.00	58,411.60	35,275.90	35,350.58	16,567.44	34,600.33	32,602.00	32,852.00	455,719.65	596,080.62
SECURITY GUARDS' MPF	強積金-保安	1,780.84	1,718.20	2,286.93	1,830.09	1,816.88	1,754.56	1,547.85	1,542.45	1,438.62	1,500.14	1,426.65	1,426.65	20,069.86	28,324.60
WATCHMEN/CARETAKERS' SALARIES	薪金	28,743.50	25,772.00	32,238.00	28,675.00	30,769.00	29,722.00	29,722.00	30,435.40	29,681.05	30,116.00	29,722.00	29,722.00	355,317.95	326,280.46
WATCHMEN/CARETAKERS' MPF	強積金	1,103.30	989.60	1,237.25	1,101.25	1,181.35	1,141.30	1,141.30	1,164.67	1,043.48	891.08	860.85	860.85	12,716.28	12,692.38
FESTIVAL DECORATION	節日裝飾	-	9,870.00	-	-	-	-	-	-	-	-	-	3,618.00	13,488.00	32,240.00
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	-	-	-	-	-	-	1,250.00	-	-	-	-	-	1,250.00	24,170.00
GARDENING EXP/LANDSCAPE	園藝費	-	-	-	2,155.00	-	5,342.00	-	29,430.00	6,180.00	8,050.00	13,000.00	-	64,157.00	81,758.00
INSURANCE	保險費	8,321.21	-	-	-	-	-	28.50	-	-	-	-	-	8,349.71	8,300.51
LEGAL FEE	訴訟費	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PROFESSIONAL FEE	專業費用	-	-	-	-	-	-	-	-	-	-	-	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG OF :	維修保養 :														
DRAINAGE, WATER PIPES, PUMPS & ELEC.	水電維修工程等等	101,055.00	86,050.00	15,550.00	99,858.00	181,620.00	39,358.00	120,519.00	125,297.50	160,290.00	142,575.00	77,955.00	177,080.00	1,327,207.50	774,522.00
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEN	水電維修保養(廣聯月	-	-	-	-	-	-	-	-	-	-	-	-	-	-
FIRE FIGHTING SYSTEM	消防保養	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY / CCTV SYSTEM	保安系統/閉路電視	133.33	133.33	133.33	133.33	133.33	133.33	1,733.33	133.33	133.33	133.33	133.33	133.33	3,199.96	1,533.36
SWIMMING POOL	泳池保養	3,380.00	-	-	-	20,000.00	40,000.00	40,000.00	40,000.00	40,000.00	-	-	-	183,380.00	138,380.00
WALKIE TALKIE	無線電對講機	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY CHG	保安費	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUNDRY EXPENSES	什項支出	134.00	2,395.44	608.20	246.00	176.00	145.90	126.00	1,176.00	1,910.80	126.00	588.60	126.00	7,758.94	3,958.38
TELEPHONE / BROADBAND	電話費/上網	47.25	-	94.50	47.25	47.25	47.25	53.50	51.25	-	102.50	51.25	51.25	593.25	567.00
T5 ENERGY SAVING	T5節能管	2,191.96	2,191.96	2,191.96	704.40	704.40	-	-	-	-	-	-	-	7,984.68	26,303.52
UNIFORM & LAUNDRY	制服	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WATER FEE	水費	8,767.70	-	2,235.00	-	15,705.00	-	-	-	15,180.00	-	-	-	41,887.70	30,729.28
EXPENSES :	支出 :	269,530.02	240,399.11	180,653.30	249,111.60	373,682.82	256,208.35	312,247.89	346,048.89	353,971.73	297,994.29	236,852.89	328,403.94	3,445,104.83	2,936,808.76
MANAGER'S REMUNERATION (5%)	經理費	13,476.50	12,019.96	9,032.67	12,455.58	18,684.14	12,810.42	15,612.39	17,302.44	17,698.59	14,899.71	11,842.64	16,420.20	172,255.24	146,840.46
TRANSFER TO SINKING FUND (5%)	撥入維修基金	13,476.50	12,019.96	9,032.67	12,455.58	18,684.14	12,810.42	15,612.39	17,302.44	17,698.59	14,899.71	11,842.64	16,420.20	172,255.24	146,840.46
APPORTIONED COMMON AREAS EXP.	公共地方費用分攤	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	4,575.62	42,872.50	58,690.83
TOTAL EXPENSES	總支出	300,088.75	267,600.86	202,347.70	278,252.32	414,647.42	285,790.82	346,712.89	384,024.04	392,286.95	331,143.25	263,772.85	365,819.96	3,832,487.81	3,289,180.51
NET EXPENSES	淨支出	(299,978.75)	(266,945.30)	(201,992.14)	(160,821.70)	(410,477.42)	(280,680.82)	(346,712.89)	(384,024.04)	(392,216.95)	(331,083.25)	(263,717.85)	(365,779.96)	(3,704,431.07)	(3,189,764.26)

APPORTIONMENT OF RETAINED AREAS EXPENSES:

		十四座根據業權份數分攤													
BLOCK A	1,988	(20,359.07)	(18,117.14)	(13,708.88)	(10,914.71)	(27,858.43)	(19,049.35)	(23,530.84)	(26,063.08)	(26,619.12)	(22,470.08)	(17,898.10)	(24,824.89)	(251,413.69)	(216,484.07)
BLOCK B	1,988	(20,359.07)	(18,117.14)	(13,708.88)	(10,914.71)	(27,858.43)	(19,049.35)	(23,530.84)	(26,063.08)	(26,619.12)	(22,470.08)	(17,898.10)	(24,824.89)	(251,413.69)	(216,484.07)
BLOCK C	1,988	(20,359.07)	(18,117.14)	(13,708.88)	(10,914.71)	(27,858.43)	(19,049.35)	(23,530.84)	(26,063.08)	(26,619.12)	(22,470.08)	(17,898.10)	(24,824.89)	(251,413.69)	(216,484.07)
BLOCK D	1,988	(20,359.07)	(18,117.14)	(13,708.88)	(10,914.71)	(27,858.43)	(19,049.35)	(23,530.84)	(26,063.08)	(26,619.12)	(22,470.08)	(17,898.10)	(24,824.89)	(251,413.69)	(216,484.07)
BLOCK E	1,648	(16,877.13)	(15,018.63)	(11,364.30)	(9,048.00)	(23,093.91)	(15,791.41)	(19,506.45)	(21,605.61)	(22,066.56)	(18,627.11)	(14,837.06)	(20,579.18)	(208,415.35)	(179,459.63)
BLOCK F	1,648	(16,877.13)	(15,018.63)	(11,364.30)	(9,048.00)	(23,093.91)	(15,791.41)	(19,506.45)	(21,605.61)	(22,066.56)	(18,627.11)	(14,837.06)	(20,579.18)	(208,415.35)	(179,459.63)
BLOCK G	1,648	(16,877.13)	(15,018.63)	(11,364.30)	(9,048.00)	(23,093.91)	(15,791.41)	(19,506.45)	(21,605.61)	(22,066.56)	(18,627.11)	(14,837.06)	(20,579.18)	(208,415.35)	(179,459.63)
BLOCK H	1,648	(16,877.13)	(15,018.63)	(11,364.30)	(9,048.00)	(23,093.91)	(15,791.41)	(19,506.45)	(21,605.61)	(22,066.56)	(18,627.11)	(14,837.06)	(20,579.18)	(208,415.35)	(179,459.63)
BLOCK I	2,458	(25,172.33)	(22,400.37)	(16,949.91)	(13,495.14)	(34,444.68)	(23,552.97)	(29,093.96)	(32,224.88)	(32,912.37)	(27,782.42)	(22,129.54)	(30,693.95)	(310,852.52)	(267,664.91)
BLOCK J	2,458	(25,172.33)	(22,400.37)	(16,949.91)	(13,495.14)	(34,444.68)	(23,552.97)	(29,093.96)	(32,224.88)	(32,912.37)	(27,782.42)	(22,129.54)	(30,693.95)	(310,852.52)	(267,664.91)
BLOCK K	2,458	(25,172.33)	(22,400.37)	(16,949.91)	(13,495.14)	(34,444.68)	(23,552.97)	(29,093.96)	(32,224.88)	(32,912.37)	(27,782.42)	(22,129.54)	(30,693.95)	(310,852.52)	(267,664.91)
BLOCK L	2,458	(25,172.33)	(22,400.37)	(16,949.91)	(13,495.14)	(34,444.68)	(23,552.97)	(29,093.96)	(32,224.88)	(32,912.37)	(27,782.42)	(22,129.54)	(30,693.95)	(310,852.52)	(267,664.91)
BLOCK M	2,458	(25,172.33)	(22,400.37)	(16,949.91)	(13,495.14)	(34,444.68)	(23,552.97)	(29,093.96)	(32,224.88)	(32,912.37)	(27,782.42)	(22,129.54)	(30,693.95)	(310,852.52)	(267,664.91)
BLOCK N	2,458	(25,172.30)	(22,400.37)	(16,949.87)	(13,495.16)	(34,444.66)	(23,552.93)	(29,093.93)	(32,224.88)	(32,912.38)	(27,782.39)	(22,129.51)	(30,693.93)	(310,852.31)	(267,664.91)
業權份數	29,292	(299,978.75)	(266,945.30)	(201,992.14)	(160,821.70)	(410,477.42)	(280,680.82)	(346,712.89)	(384,024.04)	(392,216.95)	(331,083.25)	(263,717.85)	(365,779.96)	(3,704,431.07)	(3,189,764.26)

ST11 (未經審核)
BELAIR GARDENS 富豪花園
CARPARK 停車場
STATEMENT OF COMPREHENSIVE INCOME 綜合收益表
(FORMERLY KNOWN AS INCOME STATEMENT) (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	DEC.2018	1-12/2018 TOTAL HKS	1-12/2017 TOTAL HKS
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	499,656.00	5,995,872.00	5,766,672.00
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	清泥頭費收入	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	300.00	5,520.00	2,880.00
INSURANCE COMPENSATION	保險費賠償	-	-	-	-	-	-	-	-	-	-	-	-	-	14,954.99
LEGAL FEE RECOVERED	訴訟費收入	410.90	-	-	-	1,464.30	-	-	-	-	-	-	170.00	2,045.20	5,205.30
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	138,676.50	161,725.32	34,176.24
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	14,350.00	14,350.00	172,200.00	172,200.00
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)	(1,722.00)	(20,664.00)	(20,664.00)
		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	651,430.50	6,337,743.92	5,988,705.43
LESS : EXPENSES	支出項目 :														
AUDIT FEE	核數費	-	-	-	-	-	-	-	-	-	-	-	1,475.00	1,475.00	1,250.00
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	51,440.27	606,443.52	560,629.60
DEBRIS REMOVAL CHG.	清泥頭費	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	1,484.55	21,650.45	17,156.30
DEPRECIATION	折舊	-	-	-	-	-	-	-	-	-	-	-	91,318.49	91,318.49	135,061.41
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	22,831.20	268,543.50	265,895.60
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	49,278.00	683,579.46	894,120.89
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	2,139.98	30,104.78	42,486.88
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	57,808.40	60,629.13	56,365.80	105,598.70	744,251.73	797,926.20
WATCHMEN/CARETAKERS' MPF	強積金	2,898.24	2,880.03	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	4,970.34	34,493.81	39,099.85
FESTIVAL DECORATION	節日裝飾	69.25	9,720.00	-	-	-	-	-	-	-	-	-	5,283.75	15,073.00	33,563.90
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	30.50	8,131.90	28,071.75
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	10,250.99
LEGAL FEE	訴訟費	-	50.00	192.00	30.00	406.00	-	-	-	-	160.00	350.00	-	1,188.00	4,901.00
MGT 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	12,140.00	142,418.00	138,132.00
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	74,632.00	3,032.00	8,682.00	198,632.00	76,271.50
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	237,211.75	1,582,978.39	876,229.45
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	5,250.00	61,250.00	58,250.00
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	1,500.00	37,250.00	35,100.00
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	133.33	10,262.46	3,930.86
SMATV SYSTEM	衛星電視	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WALKIE TALKIE	無線電對講機	-	-	-	-	-	-	-	-	-	-	-	-	-	1,559.30
SECURITY CHG	保安費	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	837.91	16,790.85	15,521.46
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	332.37	3,854.72	3,706.99
T5 ENERGY SAVING	T5節能管	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	制服及洗衣費	162.05	-	-	357.80	116.41	-	116.00	-	-	-	1,051.75	1,491.80	3,295.81	9,113.75
WATER FEE	水費	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	603,429.94	4,608,785.59	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	30,171.50	230,439.29	202,668.01
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	30,171.50	230,439.29	202,668.01
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	25,277.06	21,885.21	25,121.55	24,260.14	34,317.15	321,543.74	440,181.01
EXTERNAL WATER PIPES	公共街喉食水喉	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BAD 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	698,090.09	5,391,207.91	1,193,810.34
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	(46,659.59)	946,536.01	1,096,272.72
FURTHER CONTRIBUTED BY OWNERS	赤字收入	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RETAINED SURPLUS / (DEFICIT)	承上年度結存	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	1,897,465.78	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	1,850,806.19	1,850,806.19	904,270.18

ST11 (未經審核)

BELAIR GARDENS 富豪花園

COMMERCIAL CENTRE 商場

STATEMENT OF COMPREHENSIVE INCOME 綜合收益表

(FORMERLY KNOWN AS INCOME STATEMENT) (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	DEC.2018	1-12/2018 TOTAL HK$	1-12/2017 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	498,648.00	5,909,902.00	5,540,532.00
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	清泥頭費收入	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY CHG. RECOVERED	電費收入	-	-	-	1,000.00	2,400.00	3,000.00	-	-	-	-	-	-	6,400.00	600.00
INSURANCE COMPENSATION	保險賠償	-	-	-	-	-	-	-	-	-	-	-	-	-	4,984.99
LEGAL FEE RECOVERED	訴訟費收入	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	8.50	507.44	2,256.40
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	38,850.00	466,200.00	466,200.00
LESS : PROPERTY TAX ON TELECOM INC.	減/收回物業稅	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WATER CHG. RECOVERED	水費收入	-	-	-	-	7.50	-	-	7.50	-	-	-	7.50	22.50	27.90
		501,903.97	500,624.31	537,556.50	544,666.86	540,143.31	540,504.25	539,721.53	537,513.13	537,503.94	548,919.28	537,506.50	537,514.00	6,404,077.58	6,027,882.33
LESS : EXPENSES	支出項目 :														
AUDIT FEE	核數費	-	-	-	-	-	-	-	-	-	-	-	1,475.00	1,475.00	1,250.00
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	84,878.87	720,002.00	666,778.00
DEBRIS REMOVAL CHG.	清泥頭費	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	1,484.53	21,650.47	17,156.08
DEPRECIATION	折舊	-	-	-	-	-	-	-	-	-	-	-	123,588.60	123,588.60	156,818.90
ELECTRICITY	電費	44,024.80	46,016.70	42,165.70	56,824.90	64,807.30	78,142.20	75,887.50	73,717.90	72,499.40	65,625.90	68,503.50	49,445.50	737,661.30	714,505.10
EMPLOYEE BENEFITS COST :	員工薪酬 :														
SECURITY GUARDS' SALARIES	薪金-保安	19,965.53	19,055.00	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	16,426.00	227,859.83	298,040.30
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	713.33	10,034.93	14,162.28
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	91,991.40	630,654.43	692,733.40
WATCHMEN/CARETAKERS' MPF	強積金	2,671.26	2,653.59	2,927.89	2,267.07	2,292.82	2,646.57	2,163.25	2,124.96	2,154.17	2,347.88	2,683.76	4,488.24	31,421.46	34,575.08
FESTIVAL DECORATION	節日裝飾	3,523.25	18,830.00	-	-	-	-	-	-	3,598.00	-	-	14,214.75	40,166.00	31,200.14
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	-	30.50	16,932.54	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MGT 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	12,140.00	142,418.00	138,132.00
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	55,660.00	271,130.00	231,170.00
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	1,100.00	51,400.00	15,888.00
DRAINAGE, WATER PIPES, PUMPS & ELEC.	水電維修工程等等	88,048.88	46,653.75	69,370.00	106,320.67	32,960.63	44,904.25	11,685.88	65,329.26	50,278.07	168,056.75	149,394.12	147,730.13	980,732.39	526,588.45
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	5,250.00	61,250.00	58,250.00
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	8,000.00	169,500.00	104,000.00
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	16,847.00	243,704.00	203,904.00
SECURITY / CCTV SYSTEM	保安系統/閉路電視	133.33	133.33	133.33	133.33	133.33	133.33	1,733.33	133.33	995.83	3,333.33	133.33	133.33	7,262.46	3,770.86
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	-	-	-	-	-	-	-	-	-	-	-	-	-	1,559.38
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	4,990.91	74,560.29	78,401.88
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	76.13	897.62	874.79
T5 ENERGY SAVING	T5節能管	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	制服及洗衣費	162.13	-	-	357.88	116.42	-	116.00	-	-	-	1,051.75	1,491.88	3,296.06	7,482.15
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	642,156.10	4,614,592.80	4,052,899.38
MANAGER'S REMUNERATION (5%)	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	32,107.81	230,729.65	202,644.97
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	32,107.81	230,729.65	202,644.97
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	144,599.37	118,267.94	123,015.04	106,508.04	122,258.21	118,065.00	167,010.12	1,564,846.23	2,142,214.33
EXTERNAL WATER PIPES	公共排空食水喉	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	873,381.84	6,640,898.33	6,600,403.65
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)	(335,867.84)	(236,820.75)	(572,521.32)
FURTHER CONTRIBUTED BY LANDLORD	券字收入	-	-	-	-	-	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	99,047.09	(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	(236,820.75)	(236,820.75)	(460,599.81)