

BELAIR GARDENS 富豪花園
STATEMENT OF FINANCIAL POSITION
財務狀況表 - 31.07.2019

		UNAUDITED HK\$	31/12/2018 AUDITED HK\$
NON-CURRENT ASSETS	非流動資產		
Plant & equipment	傢俬、機械和設備	465,751.44	411,021.44
Public utility deposits outward	公共按金	660,587.00	660,587.00
		<u>1,126,338.44</u>	<u>1,071,608.44</u>
CURRENT ASSETS	流動資產		
Inventories	存貨	12,518.10	26,976.60
Management fee income receivable	應收管理費	1,288,379.00	1,236,805.00
Other receivable	其他應收帳款	19,796.80	6,321.00
Amount due from the building manager	管理公司往來帳	215,937.72	-
Prepayments / temporary payment	預付費用/暫付款	-	-
Property tax recoverable	預繳物業稅	-	-
Fixed deposits	銀行定期存款	31,406,008.39	31,026,603.99
Bank balance - current account	銀行結餘 - 往來戶口	1,992,487.16	2,812,509.84
Cash in hand	現金結餘	200,716.00	15,320.00
		<u>35,135,843.17</u>	<u>35,124,536.43</u>
CURRENT LIABILITIES	流動負債		
Accrued expenses	應付款項	2,459,845.00	1,776,121.60
Amount due to the building manager	管理公司往來帳	-	77,513.06
Decoration deposits received	裝修按金	884,600.00	842,600.00
Debris removal deposits received	清泥頭按金	364,500.00	322,500.00
Management fee income received in advance	預繳管理費	560,402.00	269,290.00
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	135,030.00	122,976.00
		<u>4,510,777.00</u>	<u>3,517,400.66</u>
NET CURRENT ASSETS	淨流動資產	<u>30,625,066.17</u>	<u>31,607,135.77</u>
NET ASSETS	淨資產	<u>31,751,404.61</u>	<u>32,678,744.21</u>
BUILDING OWNERS' FUNDS	大廈業主資金分列		
Management fee deposits received	管理費按金	4,979,342.98	4,940,896.98
Public utility deposits received	公共水電按金	663,980.74	661,980.74
Sinking fund	維修基金	21,898,845.18	20,731,740.56
Accumulated surplus / (deficit) *	累積盈餘 / (赤字) *	4,209,235.71	6,344,125.93
TOTAL EQUITY	權益總額	<u>31,751,404.61</u>	<u>32,678,744.21</u>

* Accumulated surplus / (deficit)		累積盈餘 / (赤字)	
Domestic	住宅	1,899,890.04	4,730,140.49
Commercial	商場	193,475.09	(236,820.75)
Car park	車場	2,115,870.58	1,850,806.19
		<u>4,209,235.71</u>	<u>6,344,125.93</u>

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

Authorized Signature
29th August, 2019



BELAIR GARDENS
 MANAGED BY BELAIR GARDEN MANAGEMENT COMPANY LIMITED
 STATEMENT OF COMPREHENSIVE INCOME
 綜合收益表 - 1/7/2019
 (FORMERLY KNOWN AS INCOME STATEMENT)
 (前稱收益報告表)

INCOME:	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	TOTAL	COMM	CAR PARK	GRAND TOTAL
	HKS	HKS	HKS	HKS	HKS	HKS	HKS	HKS	HKS	HKS	HKS	HKS	HKS	HKS	HKS	HKS	HKS	HKS
管理費收入	1,398,868.00	1,281,982.00	1,325,110.00	1,305,998.00	1,209,640.00	1,269,460.00	1,236,114.00	1,217,040.00	1,217,040.00	1,372,948.00	1,372,948.00	1,372,948.00	1,372,948.00	1,372,948.00	17,770,738.00	3,497,932.00	3,497,932.00	24,758,606.00
D.R.C.HG.RECOVERED	23,712.78	23,712.78	23,712.78	23,712.78	23,712.78	23,712.78	23,712.78	23,712.78	23,712.78	23,712.78	23,712.78	23,712.78	23,712.78	23,712.78	313,948.92	23,712.78	23,712.78	379,464.40
ELECTRICITY CHG. RECOVERED	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
INSURANCE COMPENSATION	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LEGAL FEE RECOVERED	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUBSIDY INCOME	202.86	202.86	202.86	202.86	202.86	202.86	202.86	202.86	449.71	449.71	202.86	202.86	449.71	449.71	578.60	302.86	15,432.60	19,464.00
TELECOM STATION INCOME	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	106,450.00
LESS: PROPERTY TAX ON TELECOM INC.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	372,000.00
WATER CHG. RECOVERED	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(12,054.00)
	1,373,783.74	1,305,897.74	1,353,025.74	1,329,711.74	1,233,352.74	1,293,175.74	1,259,827.74	1,240,752.74	1,241,752.49	1,412,662.49	1,396,663.74	1,396,663.74	1,182,714.49	1,183,294.09	18,107,165.96	3,789,103.24	3,652,799.60	25,539,073.80
LESS: EXPENSES																		
AUDIT FEE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7.50
CLEANING EXP.	108,814.26	108,814.26	108,814.26	108,814.26	108,814.26	108,814.26	108,814.26	108,814.26	149,294.63	149,294.63	108,814.26	108,814.26	141,494.63	141,494.63	1,653,712.12	494,510.83	376,877.76	2,474,109.71
DEBRIS REMOVAL CHG.	107,355.93	107,355.93	107,355.93	107,355.93	9,739.43	11,673.43	10,735.93	10,735.93	10,735.93	10,735.93	10,735.93	10,735.93	10,735.93	10,735.93	150,303.02	10,735.93	10,735.93	171,775.00
DEPRECIATION	59,751.70	54,728.50	62,528.60	55,739.70	52,343.00	53,952.20	60,081.40	52,945.50	79,033.10	81,374.20	53,995.40	54,028.20	77,036.40	76,865.50	874,415.80	406,093.90	153,331.40	1,433,841.10
ELECTRICITY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	615,187.83
EMPLOYEE BENEFITS COST:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15,276.95
SECURITY GUARDS' SALARIES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,072.66
WATCHMEN/CAMERAS' SALARIES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	19,223.94
WATCHMEN/CAMERAS' WFF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	338,000.83
FESTIVAL DECORATION	17,427.21	17,427.21	17,427.21	17,427.21	17,427.21	17,427.21	17,427.21	17,427.21	17,427.21	17,427.21	17,427.21	17,427.21	17,427.21	17,427.21	243,860.94	400,364.60	6,627,215.73	
FURNITURE, FIXTURE & EQUIPMENT	3,500.95	2,802.55	2,802.55	2,802.55	2,802.55	2,802.55	2,802.55	2,802.55	2,802.55	2,802.55	2,802.55	2,802.55	2,802.55	2,802.55	18,940.06	16,094.56	279,615.96	
GARDENING EXP / LANDSCAPE	2,898.46	2,898.46	2,898.46	2,898.46	2,898.46	2,898.46	2,898.46	2,898.46	2,898.46	2,898.46	2,898.46	2,898.46	2,898.46	2,898.46	35,041.32	11,864.38	62,394.00	
GOVERNMENT RENT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	74,166.10
INSURANCE	9,399.38	9,399.38	9,399.38	9,399.38	9,399.38	9,399.38	9,399.38	9,399.38	9,399.38	9,399.38	9,399.38	9,399.38	9,399.38	9,399.38	103,520.00	3,847.50	14,400.00	
LEGAL FEE	6,276.14	6,276.14	6,276.14	6,276.14	6,276.14	6,276.14	6,276.14	6,276.14	6,276.14	6,276.14	6,276.14	6,276.14	6,276.14	6,276.14	300.00	10,000	960.00	
NET OFFICE CHG.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	166,910.20
PROFESSIONAL FEE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	87,866.00
REPAIRS, RENOVALS & MAINTENANCE CHG OF:																		
AIR-CONDITIONING	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	112,020.00
CF EQUIPMENT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,700.00
DIESEL GENERATOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	68,524.00
DRAINAGE, WATER PIPES, RMPS & ELEC. REPAIR WORKS	243,340.03	344,656.03	359,686.03	299,216.03	324,416.03	229,146.03	418,446.03	399,116.03	363,457.70	289,842.70	153,512.70	237,321.70	269,783.70	90,302.88	3,623,835.42	481,914.58	1,144,224.60	5,449,564.60
DRAINAGE, WATER PIPES, RMPS & ELEC. (KWONG LILIE)	36,750.00	36,750.00	36,750.00	36,750.00	36,750.00	36,750.00	36,750.00	36,750.00	36,750.00	36,750.00	36,750.00	36,750.00	36,750.00	36,750.00	36,750.00	36,750.00	36,750.00	36,750.00
FIRE FIGHTING SYSTEM	28,500.00	4,550.00	4,550.00	4,550.00	4,550.00	4,550.00	4,550.00	4,550.00	4,550.00	4,550.00	4,550.00	4,550.00	4,550.00	4,550.00	4,550.00	4,550.00	4,550.00	4,550.00
LIFTS	47,600.00	47,600.00	47,600.00	47,600.00	47,600.00	47,600.00	47,600.00	47,600.00	47,600.00	47,600.00	47,600.00	47,600.00	47,600.00	47,600.00	47,600.00	47,600.00	47,600.00	47,600.00
SECURITY / CCTV SYSTEM	933.31	933.31	933.31	933.31	933.31	933.31	933.31	933.31	933.31	933.31	933.31	933.31	933.31	933.31	933.31	933.31	933.31	933.31
SUNNY SYSTEM	2,170.00	2,450.00	2,170.00	2,170.00	2,092.30	2,092.30	3,892.30	2,092.30	4,184.60	4,184.60	3,817.25	1,397.25	4,184.60	4,184.60	42,000.00	3,520.00	8,333.31	44,732.96
SWIMMING POOL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,000.00
SECURITY CHG	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,522.50
SUNDRY EXPENSES	17,184.69	13,670.89	11,615.38	13,699.39	13,415.99	13,402.99	24,002.99	18,229.99	18,260.89	28,666.89	13,885.19	13,061.19	10,280.89	18,201.68	256,812.25	47,824.96	12,891.27	297,538.48
TELEPHONE / BROADBAND	1,702.52	1,717.52	1,717.52	1,717.52	1,717.52	1,717.52	1,717.52	1,717.52	1,717.52	1,717.52	1,717.52	1,717.52	1,717.52	1,717.52	24,185.88	501.17	2,377.95	27,115.00
TS ENERGY SAVING	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	166,910.20
UNIFORM & LAUNDRY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	560.00
WATER FEE	4,238.13	4,239.13	4,239.13	4,239.13	4,239.13	4,239.13	4,239.13	4,239.13	4,239.13	4,239.13	4,239.13	4,239.13	4,239.13	4,239.13	59,347.82	4,239.13	4,339.05	67,866.00
EXPENSES:																		
MANAGERS REMUNERATION (5%)	1,070,567.22	1,089,839.42	1,009,239.62	1,042,468.22	1,072,365.42	971,265.62	1,191,661.32	1,159,667.32	1,022,632.36	1,129,030.36	984,142.34	1,121,039.56	911,271.11	14,730,063.93	2,402,026.67	2,402,026.67	20,577,955.27	
TRANSFER TO SINKING FUND (5%)	33,572.36	54,971.97	50,464.69	52,122.43	53,616.16	48,563.28	58,533.07	57,533.37	54,631.76	56,453.52	49,202.11	49,202.11	56,033.59	45,933.55	77,503.18	121,013.54	144,361.45	1,002,878.27
APPORTIONMENT OF COMMON AREA EXP.	9,132.45	9,132.45	9,132.45	9,132.45	9,132.45	9,132.45	9,132.45	9,132.45	9,132.45	9,132.45	9,132.45	9,132.45	9,132.45	9,132.45	9,132.45	9,132.45	9,132.45	1,002,878.27
APPORTIONMENT OF RETAINED AREA EXP.	183,640.81	153,540.81	153,540.81	159,540.81	172,281.31	172,281.31	127,281.31	127,281.31	189,640.71	189,640.71	189,640.71	189,640.71	189,640.71	189,640.71	2,262,332.81	933,336.40	191,781.44	1,532,971.15
REPAIRS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	44,732.96
REPAIRS (DEFICIT)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	42,000.00
BAO DEBT / (WRITTEN BACK)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,520.00
TOTAL EXPENSES	1,390,275.20	1,361,056.62	1,222,885.26	1,309,366.84	1,316,013.50	1,209,829.94	1,447,241.22	1,402,147.92	1,400,871.94	1,440,506.56	2,365,726.54	2,442,688.72	1,432,116.70	1,201,371.45	20,932,745.14	3,956,631.15	3,367,735.21	27,900,784.27
SURPLUS / (DEFICIT) FOR THE PERIOD	33,608.54	(55,158.88)	80,126.48	20,446.90	(82,357.76)	67,349.80	(82,183.18)	(190,879.60)	(159,669.45)	(196,704.07)	(968,872.80)	(1,045,774.88)	(249,402.21)	(18,077.36)	(2,839,260.45)	133,475.09	265,064.39	(2,371,107.97)
FURTHER CONTRIBUTED BY OWNERS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,344,125.93
RETAINED SURPLUS / (DEFICIT)	(205,904.69)	731,277.79	670,556.58	363,707.46	102,002.36	87,978.43	91,089.96	(204,683.13)	507,097.65	176,460.64	653,636.88	108,735.80	407,628.44	652,017.20	4,230,140.49			

ST11
 BELAIR GARDENS
 Sinking Fund as at 31.07.2019

	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	1,137,192.14	1,078,144.36	1,089,455.35	1,098,774.78	1,051,780.21	1,070,117.00	1,041,236.86	1,076,560.09	1,088,173.85	1,110,212.44	965,816.03	997,906.35	1,081,343.38	1,051,356.64	14,982,074.08	1,193,711.47	673,785.93	2,174,123.95	1,708,065.13	20,731,740.56
LESS:																				
AUDITOR FROM MGT FEE	53,327.36	54,471.67	50,464.69	52,142.43	53,618.16	48,563.28	59,583.07	57,533.37	54,631.76	55,451.52	45,712.97	49,207.11	56,051.99	45,553.55	272,693.16	171,013.54	144,561.55	106,110.76	58,115.59	1,167,104.62
	1,190,719.50	1,132,616.33	1,139,920.04	1,150,917.21	1,105,398.37	1,118,680.28	1,100,819.93	1,134,093.46	1,143,805.61	1,165,663.96	1,011,528.95	1,047,114.06	1,137,395.37	1,136,820.19	15,719,577.06	1,337,225.01	818,347.48	2,280,234.71	1,766,180.72	21,898,845.18

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 a capital nature in respect of the Building. Provision for and/or in respect of such contingencies as the Building Manager shall deem fit. Sinking fund contributions are calculated at 5% (2018/19) on total expenditure before Building Manager's remuneration of Building.

ST11
 BELATI GARDENS
 CARPARK
 STATEMENT OF COMPREHENSIVE INCOME
 (FORMERLY KNOWN AS INCOME STATEMENT)
 (前稱收支帳表)

	JAN.2019	FEB.2019	MAR.2019	APR.2019	MAY.2019	JUN.2019	JUL.2019	1-7/2019 TOTAL HK\$	1-7/2018 TOTAL HK\$
INCOME:									
收入項目:									
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	3,497,592.00	3,497,592.00
銀行利息收入	4,548.35	-	-	15,630.05	-	-	3,534.30	23,712.70	9,628.85
清潔頭項費收入	-	-	-	-	-	-	-	-	-
電費收入	540.00	360.00	420.00	540.00	360.00	360.00	600.00	3,300.00	3,300.00
保險費扣賬	-	-	-	-	-	4,000.00	-	4,000.00	-
LEGL FEE RECOVERED	-	-	-	-	274.20	-	-	486.30	1,875.20
LEGL FEE RECOVERED	3,136.15	2,779.65	2,050.55	1,606.05	1,075.40	3,317.40	1,467.40	15,432.60	14,482.12
SUNRY INCOME	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	100,450.00	100,450.00
TELECOM STATION INCOME	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(12,054.00)	(12,054.00)
LESS: PROPERTY TAX ON TELECOM INC.	520,508.50	515,423.65	514,754.55	530,060.10	513,993.60	520,173.50	517,885.70	3,632,798.60	3,615,274.17
LESS: LICENCES									
支出項目:									
AUCT FEE	51,440.27	51,440.27	51,440.27	51,440.27	56,705.56	-	56,705.56	375,877.76	349,242.17
CLEANING EXP.	1,695.00	1,403.75	1,700.00	1,366.60	1,420.45	1,355.35	1,794.90	11,955.10	11,955.10
DEBRIS REMOVAL CHG.	-	-	-	-	-	-	-	-	-
DEPRECIATION	22,832.70	20,454.80	23,889.30	21,683.20	20,866.90	22,467.40	21,137.10	156,269.90	156,269.90
ELECTRICITY	66,333.00	87,644.93	92,787.30	41,164.55	47,554.80	62,515.18	63,411.12	461,390.88	455,620.96
EMPLOYEE BENEFITS COST:	2,880.99	2,777.24	2,579.93	2,882.51	3,061.67	2,565.11	2,576.49	19,103.00	19,103.00
SECURITY GUARDS' SALARIES	56,787.50	56,512.80	57,059.70	56,919.31	63,465.50	58,126.49	55,503.30	412,581.70	412,581.70
SECURITY GUARDS' MPF	13,888.20	2,614.45	2,641.80	2,634.79	2,939.25	2,680.44	2,449.23	19,248.15	19,248.15
WATCHMEN/CARETAKERS' SALARIES	17,482.50	-	28.05	-	-	-	-	9,789.25	9,789.25
WATCHMEN/CARETAKERS' MPF	1,282.50	-	-	1,282.50	-	-	-	3,407.50	3,407.50
FESTIVAL DECORATION	10.00	-	13,134.15	5,000.00	-	-	1,000.00	23,794.72	23,794.72
FURNITURE, FIXTURE & EQUIPMENT	12,781.00	12,140.00	12,140.00	13,265.00	12,140.00	12,140.00	20.00	678.00	678.00
GARDENING EXP / LANDSCAPE	-	-	-	-	-	-	-	-	-
GOVERNMENT RENT	-	-	-	-	-	-	-	-	-
INSURANCE	-	-	-	-	-	-	-	-	-
LEGAL FEE	-	-	-	-	-	-	-	-	-
MGTOFFICE CHG.	-	-	-	-	300.00	320.00	20.00	650.00	650.00
PROFESSIONAL FEE	-	-	-	-	-	-	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG OF:									
REPAIRS:									
車場設備	3,032.00	3,032.00	8,682.00	3,032.00	39,032.00	8,682.00	3,032.00	68,524.00	100,916.00
DRAINAGE WATER PIPES, PUMPS & ELEC. REPAIR WORKS	87,713.40	111,009.90	157,027.00	187,972.50	256,641.30	130,411.25	213,449.45	1,144,224.80	869,462.84
DRAINAGE WATER PIPES, PUMPS & ELEC. (KWONG LIEN)	5,250.00	5,250.00	5,250.00	5,250.00	5,250.00	5,250.00	5,250.00	35,000.00	35,000.00
FIRE FIGHTING SYSTEM	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	12,200.00	29,750.00
LIFTS	-	-	-	-	-	-	-	-	-
SECURITY / CCTV SYSTEM	1,733.33	133.33	133.33	133.33	133.33	4,133.33	2,533.33	8,933.31	4,133.31
SIATV SYSTEM	-	-	-	-	-	-	-	-	-
WALKIE TALKIE	-	-	-	-	-	-	-	-	-
SECURITY CHG	-	-	-	-	-	-	-	-	-
SUNRY EXPENSES	1,536.35	881.38	1,141.05	1,039.83	1,640.69	1,632.57	4,449.40	12,891.27	9,489.29
TELEPHONE / BROADBAND	387.20	240.65	423.25	331.95	332.00	239.65	423.25	2,377.95	2,194.07
T5 ENERGY SAVING	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	-	-	-	-	-	-	-	-	-
WATER FEE	-	-	-	-	699.05	3,540.00	-	4,239.05	752.26
EXPENSE:									
MANAGER'S REMUNERATION (5%)	351,301.04	357,035.50	431,357.13	397,268.34	513,652.50	374,292.38	462,123.78	2,887,236.67	486,743.90
TRANSFER TO SINKING FUND (5%)	17,585.05	17,851.78	21,577.86	19,663.42	25,682.63	18,714.62	23,106.19	144,361.55	107,005.10
TRANSFER TO SINKING FUND (5%)	17,585.05	17,851.78	21,577.86	19,663.42	25,682.63	18,714.62	23,106.19	144,361.55	107,005.10
APPORTIONMENT OF COMMON AREAS EXP.	25,783.20	30,609.71	39,442.45	23,627.09	29,803.92	25,358.23	26,256.34	191,781.44	166,381.00
REPAIRS	-	-	-	-	-	-	-	-	-
BOD-FEET / (WRITTEN BACK)	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	412,214.84	423,248.77	505,155.30	460,622.27	594,821.68	436,979.85	534,692.50	3,367,735.21	867,135.10
SURPLUS / (DEFICIT) FOR THE PERIOD	108,293.66	92,074.88	9,599.25	69,437.83	(80,828.08)	83,193.65	(16,706.80)	265,064.39	566,960.51
FURTHER CONTRIBUTED BY OWNERS	-	-	-	-	-	-	-	-	-
RETAINED SURPLUS / (DEFICIT)	1,850,806.19	1,959,099.85	2,051,174.73	2,060,773.98	2,130,211.81	2,049,383.73	2,132,577.38	1,850,806.19	904,270.18
ACCUMULATED SURPLUS / (DEFICIT)	1,959,099.85	2,051,174.73	2,060,773.98	2,130,211.81	2,049,383.73	2,132,577.38	2,115,870.58	1,471,230.69	1,471,230.69

**ST11 BELAIR GARDENS
RETAINED AREAS
STATEMENT OF COMPREHENSIVE INCOME
(FORMERLY KNOWN AS INCOME STATEMENT)
(附屬收支報告表)**

	2019	FEB. 2019	MAR. 2019	APR. 2019	MAY 2019	JUN. 2019	JUL. 2019	1-7/2019 TOTAL
INCOME:								
BADMINTON INCOME	-	-	-	-	-	-	-	-
BIKE INCOME	-	-	-	-	-	-	-	-
CONTRACTS RECOVERED	4,000	25,000	-	95,160.00	2,090.00	110.00	190.00	97,615.00
INSURANCE COMPENSATION	-	-	-	-	-	-	-	-
LEGAL FEE RECOVERED	-	-	-	-	-	-	-	-
SUNDY INCOME	-	-	60.00	-	-	-	-	60.00
SWIMMING POOL INCOME	-	-	-	-	-	-	-	-
TELECOM STATION INCOME	-	-	-	-	-	-	-	-
TENNIS COURT INCOME	-	-	-	-	-	-	-	-
其他收入	4,000	25,000	60	95,160.00	2,090.00	110.00	190.00	97,615.00
EXPENSES:								
LESS: EXPENSES								
AUDIT FEE	-	-	-	-	-	-	-	-
BANK CHARGES	-	-	-	-	-	-	-	-
BANKING EXP	-	-	-	-	-	-	-	-
DEPRECIATION	71,939.41	71,939.41	71,939.41	71,939.41	76,835.97	76,835.97	76,835.97	519,265.55
ELECTRICITY	8,311.00	7,014.50	7,883.60	7,228.30	7,544.40	8,154.00	7,622.80	53,798.60
EMPLOYEE BENEFITS COST:								
SECURITY GUARDS SALARIES	44,222.00	58,429.95	61,859.20	27,743.03	31,689.86	41,676.79	42,274.08	307,593.51
SECURITY GUARDS MPF	1,872.33	1,851.50	1,888.94	1,888.94	1,888.94	1,710.08	1,716.99	12,815.30
WATCHMEN/CARETAKERS' SALARIES	30,769.00	27,628.00	32,181.00	31,281.00	31,281.00	28,786.00	23,410.77	205,641.50
WATCHMEN/CARETAKERS' MPF	891.08	800.40	941.45	902.04	911.35	822.94	822.94	5,676.35
FESTIVAL DECORATION	-	-	-	-	-	-	-	-
FURNITURE & EQUIPMENT	13,760.00	-	18,000.00	-	-	-	-	13,760.00
GARDENING EXP/LANDSCAPE	-	-	400.00	-	-	-	-	400.00
INSURANCE	-	-	9,692.31	-	-	1,225.00	420.00	2,045.00
LEGAL FEE	-	-	-	-	-	-	-	-
PROFESSIONAL FEE	-	-	-	-	-	-	-	-
REPAIRS, RENOVALS & MAINTENANCE CHG OF:								
DRAINAGE, WATER PIPES, PUMPS & ELEC. REPAIR WORK	64,080.00	107,455.00	92,992.00	166,895.00	166,288.00	149,851.00	71,650.00	644,010.00
ELECTRICAL SYSTEM	-	-	-	-	-	-	-	-
SECURITY / CCTV SYSTEM	133.33	133.33	133.33	133.33	133.33	133.33	133.33	2,533.31
SWIMMING POOL	3,380.00	-	-	-	20,000.00	40,000.00	40,000.00	103,380.00
WALKIE TALKIE	-	-	-	-	-	-	-	-
SECURITY CHG	-	-	-	-	-	-	-	-
SUNDY EXPENSES	126.00	126.00	229.80	134.90	725.00	63.00	63.00	3,831.54
TELEPHONE / BROADBAND	-	-	102.00	51.00	51.00	-	-	337.00
T5 ENERGY SAVING	-	-	-	-	-	-	-	-
WATCHMEN & LAUNDRY	88.50	-	-	-	-	-	-	88.50
WATER FEE	-	-	-	-	-	-	-	-
其他開支	9,217.40	275,378.05	299,708.05	307,602.16	377,637.92	347,492.29	266,291.88	1,972,000.00
MANAGERS REMUNERATION (5%)	289,915.05	17,989.90	14,935.40	15,390.11	16,881.90	17,374.61	13,314.59	2,122,215.44
TRANSFER TO SINKING FUND (5%)	12,445.25	4,054.90	4,054.90	4,054.90	4,054.90	4,054.90	4,054.90	25,798.85
APPORTIONED COMMON AREAS EXP.	3,437.82	4,081.20	4,054.90	341,732.65	417,285.59	385,692.28	256,231.91	2,252,424.35
TOTAL EXPENSES	(277,193.37)	(316,972.18)	(332,577.84)	(246,572.65)	(417,285.59)	(385,692.28)	(256,231.91)	(2,252,424.35)
NET EXPENSES	(273,193.37)	(316,972.18)	(332,577.84)	(246,572.65)	(417,285.59)	(385,692.28)	(256,231.91)	(2,252,424.35)

十四 應付保留區攤費

應付保留區攤費	2019	FEB. 2019	MAR. 2019	APR. 2019	MAY 2019	JUN. 2019	JUL. 2019	1-7/2019 TOTAL
BLOCK A	1,988	(20,833.70)	(22,571.51)	(16,734.48)	(28,320.49)	(26,163.20)	(20,104.77)	(153,538.42)
BLOCK B	1,988	(18,812.66)	(20,833.70)	(16,734.48)	(28,320.49)	(26,163.20)	(20,104.77)	(133,538.42)
BLOCK C	1,988	(18,812.66)	(20,833.70)	(16,734.48)	(28,320.49)	(26,163.20)	(20,104.77)	(133,538.42)
BLOCK D	1,988	(18,812.66)	(20,833.70)	(16,734.48)	(28,320.49)	(26,163.20)	(20,104.77)	(133,538.42)
BLOCK E	1,648	(15,595.20)	(17,170.59)	(13,872.45)	(23,476.94)	(21,688.61)	(16,666.33)	(110,699.83)
BLOCK F	1,648	(15,595.20)	(17,170.59)	(13,872.45)	(23,476.94)	(21,688.61)	(16,666.33)	(110,699.83)
BLOCK G	1,648	(15,595.20)	(17,170.59)	(13,872.45)	(23,476.94)	(21,688.61)	(16,666.33)	(110,699.83)
BLOCK H	1,648	(15,595.20)	(17,170.59)	(13,872.45)	(23,476.94)	(21,688.61)	(16,666.33)	(110,699.83)
BLOCK I	2,458	(23,260.32)	(25,759.17)	(20,690.82)	(35,015.98)	(32,348.67)	(24,857.91)	(189,840.71)
BLOCK J	2,458	(23,260.32)	(25,759.17)	(20,690.82)	(35,015.98)	(32,348.67)	(24,857.91)	(189,840.71)
BLOCK K	2,458	(23,260.32)	(25,759.17)	(20,690.82)	(35,015.98)	(32,348.67)	(24,857.91)	(189,840.71)
BLOCK L	2,458	(23,260.32)	(25,759.17)	(20,690.82)	(35,015.98)	(32,348.67)	(24,857.91)	(189,840.71)
BLOCK M	2,458	(23,260.32)	(25,759.17)	(20,690.82)	(35,015.98)	(32,348.67)	(24,857.91)	(189,840.71)
BLOCK N	2,458	(23,260.32)	(25,759.17)	(20,690.82)	(35,015.98)	(32,348.67)	(24,857.91)	(189,840.71)
BLOCK O	2,458	(23,260.32)	(25,759.17)	(20,690.82)	(35,015.98)	(32,348.67)	(24,857.91)	(189,840.71)
其他攤費	29,292	(277,193.37)	(316,972.18)	(332,577.84)	(417,285.59)	(385,692.28)	(256,231.91)	(2,252,424.35)

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

(未經審核)
富麗花園
屋村公共地方
綜合收益表

	JAN.2019	FEB.2019	MAR.2019	APR.2019	MAY.2019	JUN.2019	JUL.2019	1-7/2019 TOTAL	1-7/2018 TOTAL
								HK\$	HK\$
INCOME:									
BANK INT. INC.	-	-	-	-	-	-	-	-	-
INSURANCE COMPENSATION	-	-	-	-	-	-	-	-	-
SUNDRY INCOME	-	-	-	-	-	-	-	25,096.61	110.95
	-	-	-	-	-	-	-	25,141.57	-
LESS: EXPENSES									
AUDIT FEE	-	-	-	-	-	-	-	-	-
BANK CHARGES	835.50	835.00	1,996.00	837.00	842.00	844.50	844.50	6,676.00	-
CLEANING EXP.	34,293.41	34,293.41	34,293.41	34,293.41	37,893.70	37,893.70	37,893.70	232,827.51	-
DEBRIS REMOVAL CHG.	-	-	-	-	-	-	-	-	-
DEPRECIATION	-	-	-	-	-	-	-	-	-
ELECTRICITY	1,760.20	2,631.50	3,257.60	3,027.30	2,865.10	2,930.50	2,629.10	12,819.10	-
EMPLOYEE BENEFITS COST:									
SECURITY GUARDS' SALARIES	44,222.00	58,429.94	61,858.20	27,443.03	31,689.85	41,676.78	42,274.08	307,993.88	-
SECURITY GUARDS' MPF	1,987.32	1,851.49	1,719.94	1,788.34	2,041.10	1,710.07	1,716.98	12,815.24	-
WATCHMEN / CARETAKERS' SALARIES	54,958.10	51,953.40	57,141.40	55,632.21	87,048.76	51,179.55	48,327.37	372,798.80	-
WATCHMEN / CARETAKERS' MPF	1,106.15	1,015.48	1,156.53	1,117.12	1,380.12	869.92	852.93	9,942.36	-
FESTIVAL DECORATION	-	-	-	-	-	-	-	-	-
FURNITURE, FIXTURE & EQUIPMENT	-	-	-	-	-	-	-	-	-
GARDENING EXP / LANDSCAPE	-	-	-	-	-	-	-	-	-
GOVERNMENT RENT	-	-	-	-	-	-	-	-	-
INSURANCE	-	-	-	-	-	-	-	-	960.00
LEGAL FEE	-	-	-	-	-	-	-	-	-
PROFESSIONAL FEE	-	-	-	-	-	-	-	-	-
REPAIRS, RENOVALS & MAINTENANCE CHG OF:									
CP EQUIPMENT	3,865.80	3,865.80	3,865.80	3,865.80	3,865.80	3,865.80	3,865.80	38,500.00	-
DRAINAGE, WATER PIPES, PUMPS & ELEC. REPAIR WORK	-	18,000.00	-	-	-	-	-	33,180.60	-
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LU)	-	-	-	-	-	-	-	18,000.00	-
FIRE FIGHTING SYSTEM	-	-	-	-	-	-	-	-	-
SECURITY / CCTV SYSTEM	133.39	133.39	133.39	133.39	133.39	133.39	133.39	933.73	-
WALKIE TALKIE	-	-	-	-	-	-	-	-	-
SECURITY CHG	-	-	-	-	-	-	-	-	-
SUNDRY EXPENSES	31.50	504.00	31.50	651.00	126.00	126.00	493.50	1,863.50	-
TELEPHONE / BROADBAND	1,071.50	-	2,068.00	1,033.00	1,034.00	-	2,068.00	6,863.00	-
T5 ENERGY SAVING	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	-	-	-	-	-	-	-	-	-
OWNERS' COMMITTEE EXP.	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	84,000.00	-
EXPENSES:	155,264.87	185,513.41	184,999.70	143,194.46	180,629.82	153,080.21	159,129.35	1,162,311.82	1,178,508.31
MANAGER'S REMUNERATION (5%)	7,813.24	9,275.67	9,274.99	7,159.72	9,031.49	7,654.01	7,956.47	58,925.41	-
TRANSFER TO SINKING FUND (5%)	7,813.24	9,275.67	9,274.99	7,159.72	9,031.49	7,654.01	7,956.47	58,925.41	-
TOTAL EXPENSES	171,891.35	204,064.75	202,949.68	157,513.90	198,692.80	168,386.23	175,042.29	1,296,359.13	58,925.41
NET EXPENSES	171,891.35	204,064.75	202,949.68	157,513.90	198,692.80	168,386.23	175,042.29	1,271,217.56	58,925.41
								1,271,217.56	1,271,217.56
APPORTIONMENT OF COMMON AREA EXPENSES:									
DOMESTIC UNITS (10%)	17,189.14	20,406.48	20,294.97	15,751.39	19,869.28	16,638.82	17,504.23	127,854.30	127,121.76
CAR PARKS (15%)	25,783.70	30,609.71	30,442.45	23,627.09	29,800.92	25,258.23	26,256.34	191,781.45	190,682.63
COMMERCIAL COMPLEX (75%)	129,480.69	148,967.27	148,153.27	114,985.15	145,045.74	122,823.41	127,800.87	933,336.39	927,988.82
RETAINED AREAS ()	3,437.82	4,081.29	4,058.99	3,150.27	3,972.86	3,367.77	3,500.85	25,494.35	25,494.35
	171,891.35	204,064.75	202,949.68	157,513.90	198,692.80	168,386.23	175,042.29	1,271,217.56	1,271,217.56

收入項目:
銀行利息收入
保險賠償
什項收入

支出項目:
核數費
銀行費用
清潔費
泥頭費
折舊
電費
員工薪酬:
薪金-保安
強檢金-保安
薪金
強檢金
節日裝飾
傢俬設備
地稅
保險費
訟訟費
專業費用
維修保養:
車房設備
水電維修工程等等
水電維修保養(匯聯)
消防保養
保安系統/閉路電視
無綫電視講機
保安費
什項支出
電話費/上網
T5節能管
制服及洗衣費
業主立案法團費用

支出:
經理費
撥入維修基金
總支出
淨支出

公共地方費用分攤
住宅
車庫
商場
休憩/運動地方

