

BELAIR GARDENS 富豪花園  
STATEMENT OF FINANCIAL POSITION  
財務狀況表 - 31.08.2019

		UNAUDITED HK\$	31/12/2018 AUDITED HK\$
<b>NON-CURRENT ASSETS</b>	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>
<b>CURRENT ASSETS</b>	流動資產		
Inventories	存貨	-	26,976.60
Management fee income receivable	應收管理費	1,246,040.00	1,236,805.00
Other receivable	其他應收帳款	19,960.00	6,321.00
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 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	2,980,086.03	2,812,509.84
Cash in hand	現金結餘	65,648.00	15,320.00
		<u>35,717,742.42</u>	<u>35,124,536.43</u>
<b>CURRENT LIABILITIES</b>	流動負債		
Accrued expenses	應付款項	2,900,236.10	1,776,121.60
Amount due to the building manager	管理公司往來帳	111,188.97	77,513.06
Decoration deposits received	裝修按金	851,600.00	842,600.00
Debris removal deposits received	清泥頭按金	331,500.00	322,500.00
Management fee income received in advance	預繳管理費	584,597.00	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	136,752.00	122,976.00
		<u>5,022,274.07</u>	<u>3,517,400.66</u>
<b>NET CURRENT ASSETS</b>	淨流動資產	<u>30,695,468.35</u>	<u>31,607,135.77</u>
<b>NET ASSETS</b>	淨資產	<u>31,821,806.79</u>	<u>32,678,744.21</u>
<b>BUILDING OWNERS' FUNDS</b>	大廈業主資金分列		
Management fee deposits received	管理費按金	4,983,924.98	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	22,071,057.37	20,731,740.56
Accumulated surplus / (deficit) *	累積盈餘 / (赤字) *	4,102,843.70	6,344,125.93
<b>TOTAL EQUITY</b>	權益總額	<u>31,821,806.79</u>	<u>32,678,744.21</u>

*			
Accumulated surplus / (deficit)	累積盈餘 / (赤字)		
Domestic	住宅	1,783,849.93	4,730,140.49
Commercial	商場	140,089.72	(236,820.75)
Car park	車場	2,178,904.05	1,850,806.19
		<u>4,102,843.70</u>	<u>6,344,125.93</u>

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

Authorized Signature  
13th December, 2019



ST11  
 BELAIR GARDENS  
 Sinking Fund as at 31.08.2019

	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 01/01	1,190,119.50	1,132,616.33	1,139,924.04	1,150,897.21	1,108,398.37	1,116,680.28	1,100,819.93	1,134,093.46	1,143,805.61	1,166,663.96	1,011,538.95	1,047,114.06	1,137,995.37	1,136,920.19	15,719,577.26	1,314,725.01	818,127.48	2,880,234.71	1,765,180.72	21,898,446.18
LESS :																				
ADD: 1/1 FROM MGT FEE	7,259.35	7,504.82	7,088.90	6,514.16	6,336.95	5,818.83	9,889.48	9,446.11	7,960.70	6,165.22	7,719.11	7,605.58	6,109.56	6,503.51	101,342.88	18,165.52	19,396.03	14,545.47	7,342.29	160,792.19
	1,197,378.85	1,140,121.15	1,147,012.94	1,157,411.37	1,114,735.32	1,122,499.11	1,110,709.41	1,143,539.57	1,151,766.31	1,172,829.18	1,019,258.06	1,054,719.64	1,144,104.93	1,143,423.70	15,820,920.14	1,332,890.53	837,523.51	2,894,780.18	1,773,523.01	22,059,637.37

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% (2018-5% on total expenditure before Building Manager's remuneration of Building).

**BELAIR GARDENS  
CARPARK  
STATEMENT OF COMPREHENSIVE INCOME  
(FORMERLY KNOWN AS INCOME STATEMENT)**

**富豪花園  
停車場  
綜合收益表  
(前稱收支報告表)**

	JAN.2019	FEB.2019	MAR.2019	APR.2019	MAY.2019	JUN.2019	JUL.2019	AUG.2019	1-8/2019 TOTAL	1-8/2018 TOTAL
<b>INCOME:</b>										
收人項目:										
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	499,656.00	3,997,248.00	3,997,248.00
銀行利息收入	4,548.35	-	-	15,630.05	-	-	3,534.30	-	23,712.70	9,628.85
清潔費收入	540.00	360.00	420.00	540.00	360.00	360.00	600.00	540.00	3,720.00	3,900.00
電力收入	-	-	-	-	4,000.00	4,000.00	-	-	8,000.00	-
保險費收入	-	-	-	-	274.20	212.10	-	-	486.30	1,875.20
雜項收入	3,136.15	2,779.65	2,050.55	1,606.05	1,075.40	3,317.40	1,467.40	1,151.75	16,584.35	17,479.67
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	114,800.00	114,800.00
減: 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)	(13,776.00)	(13,776.00)
	520,508.50	515,423.65	514,754.55	530,060.30	513,993.60	520,173.50	517,885.70	513,975.75	4,146,775.35	4,131,135.72
<b>LESS: EXPENSES</b>										
支出項目:										
核數費	-	-	-	-	-	-	-	-	-	-
清潔費	51,440.27	51,440.27	51,440.27	51,440.27	56,705.56	56,705.56	56,705.56	56,705.56	432,583.32	400,682.44
廢物清除費	1,695.00	1,403.75	1,700.00	1,366.60	1,420.45	1,355.35	1,794.90	1,612.15	12,348.20	13,938.40
電費	22,832.70	20,454.80	23,889.30	21,683.30	20,866.90	22,467.40	21,137.10	24,625.40	177,956.80	178,950.00
員工薪酬:										
薪金 - 保安	66,333.00	87,644.93	92,787.30	41,164.55	47,534.80	62,515.18	63,411.12	64,906.26	526,296.14	508,646.82
保安 - 保安	2,980.99	2,777.24	2,579.93	2,682.51	3,061.67	2,865.11	2,575.49	2,663.65	21,886.59	21,416.68
WATCHMEN/CARETAKERS SALARIES	56,787.50	56,512.80	57,059.70	64,455.50	58,126.49	55,503.30	56,296.20	460,660.80	463,849.70	463,849.70
WATCHMEN/CARETAKERS MPF	2,635.00	2,614.45	2,634.79	2,634.79	2,634.79	2,634.79	2,596.23	2,596.23	21,291.19	21,613.99
FESTIVAL DECORATION	13,888.30	-	-	-	-	-	-	-	13,888.30	9,789.25
FURNITURE, FIXTURE & EQUIPMENT	17,482.50	-	28.05	-	-	28.05	1,542.15	-	19,080.75	3,624.20
GARDENING EXP / LANDSCAPE	1,282.50	-	1,282.50	-	-	-	1,282.50	-	3,847.50	3,847.50
GOVERNMENT RENT	10.00	-	13,134.15	5,000.00	-	-	1,000.00	-	19,134.15	23,794.72
INSURANCE	12,781.00	12,140.00	12,140.00	13,265.00	12,140.00	12,140.00	13,265.00	12,140.00	100,011.00	91,851.00
LEGAL FEE	-	-	-	-	300.00	320.00	20.00	-	650.00	678.00
NGT OFFICE CHG.	-	-	-	-	-	-	-	-	-	-
PROFESSIONAL FEE	-	-	-	-	-	-	-	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG OF:										
CP EQUIPMENT	3,032.00	3,032.00	8,682.00	3,032.00	39,032.00	8,682.00	3,032.00	3,032.00	71,556.00	103,724.00
DRAINAGE, WATER PIPES, PUMPS & ELEC. REPAIR WORKS	87,713.40	111,009.90	157,022.00	187,922.50	256,641.30	130,411.25	213,448.45	155,809.25	1,300,034.05	964,925.24
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEN)	5,250.00	5,250.00	5,250.00	5,250.00	5,250.00	5,250.00	5,250.00	5,250.00	42,312.50	40,250.00
FIRE FIGHTING SYSTEM	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,200.00	2,781.25	23,981.25	31,250.00
LIFTS	-	-	-	-	-	-	-	-	-	-
SECURITY / CCTV SYSTEM	1,733.33	133.33	133.33	133.33	133.33	4,133.33	2,533.33	(2,266.67)	6,666.64	4,266.64
SMARTV SYSTEM	-	-	-	-	-	-	-	-	-	-
WALKIE TALKIE	-	-	-	-	-	-	-	-	-	-
SECURITY CHG	-	-	-	-	-	-	-	-	-	-
SUNDRY EXPENSES	1,536.35	881.38	1,141.05	1,609.83	1,640.69	1,632.57	4,499.40	1,125.94	14,030.17	11,030.17
TELEPHONE / BROADBAND	387.20	240.65	423.25	331.95	332.00	239.65	423.25	331.95	2,709.50	2,925.39
TS ENERGY SAVING	-	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	-	-	-	-	-	-	-	-	-	-
WATER FEE	-	-	-	-	699.05	3,540.00	-	-	4,239.05	752.26
EXPENSES:										
支出小計:	351,301.04	357,035.50	431,557.13	397,268.34	513,692.50	374,282.38	462,123.78	387,826.67	3,275,151.34	2,901,406.40
經理費	17,585.05	17,851.78	21,577.86	19,863.42	25,682.63	18,714.62	23,106.19	19,396.03	163,757.58	145,070.33
撥入維修基金	17,585.05	17,851.78	21,577.86	19,863.42	25,682.63	18,714.62	23,106.19	19,396.03	163,757.58	145,070.33
撥入地方費用分攤	25,783.70	30,609.71	30,442.45	23,627.09	29,803.92	25,258.23	26,256.34	24,229.55	216,010.99	215,959.69
更換樓層鐵閘	-	-	-	-	-	-	-	-	-	-
樓層/收回	-	-	-	-	-	-	-	-	-	-
總支出	412,214.84	423,348.77	505,155.30	460,622.27	594,822.68	436,979.85	534,992.50	450,942.28	3,618,677.49	3,407,506.75
本期盈餘(赤字)	108,293.66	92,074.88	9,999.25	69,437.83	(80,828.08)	83,193.65	(16,706.80)	63,033.47	328,097.86	723,648.97
赤字收入	-	-	-	-	-	-	-	-	-	-
未上年度結存	1,850,806.19	1,959,099.85	2,051,174.73	2,060,774.98	2,130,211.81	2,049,383.73	2,132,377.38	2,115,870.58	1,850,806.19	904,270.18

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

(未經審核)  
高層花園  
休憩及運動地方  
綜合收益表  
(前稱收支帳目表)

INCOME:	1 JAN. 2019	FEB. 2019	MAR. 2019	APR. 2019	MAY 2019	JUN. 2019	JUL. 2019	AUG. 2019	1-8/2019 TOTAL HK\$	1-8/2018 TOTAL HK\$
ADMISSION INCOME	-	-	-	-	-	-	-	-	-	-
BICYCLE INCOME	-	25.00	-	-	2,090.00	110.00	190.00	-	97,615.00	96,730.00
ELECTRICITY CHG. RECOVERED	-	-	-	-	-	-	-	-	-	-
INSURANCE COMPENSATION	-	-	-	-	-	-	-	-	-	-
LEGAL FEE RECOVERED	-	-	-	-	-	-	-	-	-	-
SUNDRY INCOME	-	-	60.00	-	-	-	-	60.00	120.00	25,030.62
SWIMMING POOL INCOME	-	-	-	-	-	-	-	-	-	-
TELECOM STATION INCOME	-	-	-	-	-	-	-	-	-	6,071.12
TELECOM STATION INCOME	-	-	-	-	-	-	-	-	-	-
TENNIS COURT INCOME	-	-	-	-	-	-	-	-	-	-
INCOME:	40.00	25.00	60.00	95,160.00	2,090.00	110.00	190.00	60.00	97,725.00	127,831.74
LESS: EXPENSES										
AUDIT FEE	-	-	-	-	-	-	-	-	-	-
BANK CHARGES	-	-	-	-	-	-	-	-	-	-
CLEANING EXP	71,939.41	71,939.41	71,939.41	71,939.41	76,835.97	76,835.97	76,835.97	76,835.97	595,101.52	547,652.76
DEPRECIATION	-	-	-	-	-	-	-	-	-	-
ELECTRICITY	8,311.00	7,014.50	7,883.60	7,228.30	7,544.40	8,154.00	7,662.80	9,386.10	63,184.70	69,877.60
EMPLOYEE BENEFITS COST:										
SECURITY GUARDS SALARIES	44,222.00	58,429.95	61,888.20	27,443.03	31,889.86	41,676.79	42,274.08	43,270.18	350,864.09	339,097.88
SECURITY GUARDS SALARIES	30,769.33	37,851.50	37,193.95	17,883.34	21,041.11	17,110.08	17,116.99	17,575.77	145,911.07	142,777.80
SECURITY GUARDS SALARIES	3,452.67	2,578.45	2,694.25	3,159.69	3,748.75	26,626.56	23,157.07	16,694.73	250,040.84	236,076.90
WATCHMEN/CARETAKERS' SALARIES	691.08	880.40	914.65	302.04	1,133.28	379.36	622.94	1,298.87	9,660.02	9,660.02
WATCHMEN/CARETAKERS' NPF	13,760.00	-	-	-	-	-	-	-	12,760.00	12,760.00
FESTIVAL DECORATION	-	-	18,000.00	-	-	1,225.00	420.00	3,065.00	19,400.00	1,250.00
FURNITURE, FIXTURE & EQUIPMENT	-	-	400.00	-	-	-	-	-	400.00	36,927.00
GARDENING EXP/LANDSCAPE	-	-	9,692.31	-	-	-	-	-	9,692.31	8,349.71
INSURANCE	-	-	-	-	-	-	-	-	-	-
LEGAL FEE	-	-	-	-	-	-	-	-	-	-
PROFESSIONAL FEE	-	-	-	-	-	-	-	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG OF:										
DRINKING WATER PIPES, PUMPS & ELEC. REPAIR WORK	64,080.00	107,455.00	92,992.00	165,895.00	166,288.00	149,851.00	71,650.00	82,510.00	901,721.00	769,307.50
SEWAGE PIPES, PUMPS & ELEC. (KWONG LUP)	-	-	-	-	-	-	-	-	-	-
FIRE FIGHTING SYSTEM	-	-	-	-	-	-	-	-	-	-
SECURITY / CCTV SYSTEM	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	1,066.64	2,466.64
SWIMMING POOL	3,380.00	-	-	-	20,000.00	40,000.00	40,000.00	40,000.00	143,380.00	143,380.00
WALKIE TALKIE	-	-	-	-	-	-	-	-	-	-
SECURITY CHG	-	-	-	-	-	-	-	-	-	-
SUNDRY EXPENSES	126.00	126.00	229.80	134.90	735.00	63.00	63.00	16,397.40	17,875.10	5,007.54
TELEPHONE / BROADBAND	88.50	-	102.00	51.00	51.00	-	102.00	51.00	445.50	388.25
TS ENERGY SAVING	-	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	-	-	-	-	-	-	-	-	-	-
WATER FEE	9,217.40	-	-	-	9,502.40	1,000.20	-	-	19,720.00	26,707.70
EXPENSES:	248,905.05	275,378.09	298,708.05	307,802.16	377,637.92	347,492.29	266,291.88	290,009.35	2,413,124.79	2,227,881.98
MANAGEMENT FEE	12,445.25	13,768.90	14,935.40	15,390.11	16,734.48	17,374.61	13,314.59	14,945.47	120,656.23	111,394.10
TRANSFER TO SINKING FUND (SFA)	1,745.00	1,745.00	1,745.00	1,745.00	1,745.00	1,745.00	1,745.00	1,745.00	14,145.00	14,145.00
APPORTIONED COMMON AREAS EXP.	277,233.37	306,974.18	332,637.84	341,732.65	419,258.58	388,699.38	290,330.85	313,306.61	2,890,066.46	2,879,941.02
NET EXPENSES	(277,193.37)	(306,974.18)	(332,637.84)	(246,572.65)	(417,285.58)	(388,699.38)	(290,330.91)	(313,170.90)	(2,585,503.71)	(2,557,653.06)
NET INCOME	40.00	25.00	60.00	95,160.00	2,090.00	110.00	190.00	60.00	97,725.00	127,831.74

十四 西區根據業權份數分攤

APPORTIONMENT OF RETAINED AREAS EXPENSES:	1-8/2019 TOTAL HK\$	1-8/2018 TOTAL HK\$
BLOCK A	1,988	(159,601.50)
BLOCK B	1,988	(159,601.50)
BLOCK C	1,988	(175,473.89)
BLOCK D	1,988	(175,473.89)
BLOCK E	1,648	(135,305.44)
BLOCK F	1,648	(145,463.26)
BLOCK G	1,648	(145,463.26)
BLOCK H	1,648	(145,463.26)
BLOCK I	2,458	(197,334.44)
BLOCK J	2,458	(197,334.44)
BLOCK K	2,458	(197,334.44)
BLOCK L	2,458	(197,334.44)
BLOCK M	2,458	(197,334.44)
BLOCK N	2,458	(197,334.44)
業權份數	29,292	(2,585,503.71)

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

(未經審核)

麗豪花園  
 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	AUG.2019	1-8/2019 TOTAL	1-8/2018 TOTAL
<b>INCOME:</b>										
BANK INT. INC.	-	-	-	-	-	-	-	-	-	-
INSURANCE COMPENSATION	-	-	-	-	-	-	-	-	-	-
SUNDRY INCOME	-	-	-	-	-	-	-	-	-	25,030.61
	-	-	-	-	-	-	-	-	-	110.96
<b>總收入項目:</b>										
銀行利息收入	-	-	-	-	-	-	-	-	-	-
保險賠償	-	-	-	-	-	-	-	-	-	-
作項收入	-	-	-	-	-	-	-	-	-	25,141.57
<b>LESS: EXPENSES</b>										
AUDIT FEE										
BANK CHARGES	835.50	835.00	1,996.00	837.00	842.00	844.50	844.50	840.50	7,875.00	7,492.50
CLEANING EXP.	34,293.41	34,293.41	34,293.41	34,293.41	37,803.70	37,803.70	37,803.70	37,803.70	288,388.44	267,120.92
DEBRIS REMOVAL CHG.	-	-	-	-	-	-	-	-	-	-
DEPRECIATION	-	-	-	-	-	-	-	-	-	-
ELECTRICITY	1,760.20	2,631.50	3,257.60	3,027.30	2,665.10	2,930.50	2,639.10	3,007.00	21,908.30	15,558.00
EMPLOYEE BENEFITS COST:										
SECURITY GUARDS SALARIES	44,222.00	58,949.94	61,858.20	27,443.03	31,689.85	41,576.78	42,274.08	43,270.17	350,864.05	339,097.85
SECURITY GUARDS MPF	1,987.32	1,951.49	1,719.94	1,788.34	2,041.10	1,710.07	1,716.98	1,775.77	14,591.01	14,277.75
WATCHMEN / CARETAKERS' SALARIES	54,558.10	51,953.40	57,141.40	55,612.21	87,048.76	51,179.55	48,327.37	40,596.61	447,177.40	427,287.10
WATCHMEN / CARETAKERS' MPF	1,106.15	1,015.48	1,156.53	1,117.12	1,380.12	809.92	852.93	1,528.84	8,967.09	10,722.11
FESTIVAL DECORATION	-	-	-	-	-	-	-	-	-	-
FURNITURE, FIXTURE & EQUIPMENT	-	-	-	-	-	-	-	-	-	960.00
GARDENING EXP / LANDSCAPE	-	-	-	-	-	-	-	-	-	-
GOVERNMENT RENT	-	-	-	-	-	-	-	-	-	-
INSURANCE	-	-	4,977.93	1,392.86	-	-	-	-	6,170.79	-
LEGAL FEE	-	-	-	-	-	-	-	-	-	-
PROFESSIONAL FEE	-	-	-	-	-	-	-	-	-	-
REPAIRS, RENOVALS & MAINTENANCE CHG (CP EQUIPMENT)	3,865.80	3,865.80	3,865.80	3,865.80	3,865.80	3,865.80	9,985.80	3,865.80	37,846.40	28,641.60
DRAINAGE, WATER PIPES, PUMPS & ELEC	-	18,000.00	-	-	-	-	-	-	18,000.00	69,301.00
DRAINAGE, WATER PIPES, PUMPS & ELEC	-	-	-	-	-	-	-	-	-	-
FIRE FIGHTING SYSTEM	-	-	-	-	-	-	-	-	-	-
SECURITY / CCTV SYSTEM	133.39	133.39	133.39	133.39	133.39	133.39	133.39	133.39	1,067.12	-
WALKIE TALKIE	-	-	-	-	-	-	-	-	-	-
SECURITY CHG	-	-	-	-	-	-	-	-	-	-
SUNDRY EXPENSES	31.50	594.00	31.50	651.00	126.00	126.00	493.50	630.00	2,593.50	1,825.62
TELEPHONE / BROADBAND	1,071.50	-	2,068.00	1,033.00	1,034.00	-	2,068.00	1,034.00	8,108.50	7,896.25
T'S 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	12,000.00	96,000.00	-
EXPENSES:										
MANAGERS REMUNERATION (5%)	156,284.87	185,513.41	184,495.70	143,194.46	180,629.82	153,080.21	159,128.35	146,845.78	1,309,157.60	1,331,702.62
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	7,342.29	66,585.13	66,585.13
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	7,342.29	66,585.13	66,585.13
TOTAL EXPENSES	171,891.35	204,064.75	202,949.68	157,513.90	199,692.80	168,388.23	175,042.29	161,530.36	1,454,872.88	1,439,731.31
NET EXPENSES	171,891.35	204,064.75	202,949.68	157,513.90	199,692.80	168,388.23	175,042.29	161,530.36	1,440,733.36	1,439,731.31

**APPORTIONMENT OF COMMON AREA EXPENSES 公共地方費用分攤**

DOMESTIC UNITS (10%)	17,189.14	20,406.48	20,294.97	15,751.39	19,869.28	16,838.82	17,504.23	16,153.04	144,007.34	143,973.14
CAR PARKS (15%)	25,783.70	30,609.71	30,442.45	23,627.09	29,802.92	25,258.23	26,256.34	24,228.55	216,011.00	215,989.69
COMMERCIAL COMPLEX (73%)	125,480.69	149,867.27	148,153.27	114,885.15	145,046.74	122,923.41	127,780.87	117,917.16	1,051,253.55	1,051,003.86
RETAINED AREAS (2%)	3,437.82	4,081.29	4,058.99	3,150.27	3,975.86	3,367.77	3,500.85	3,230.61	28,891.47	28,794.62
	171,891.35	204,064.75	202,949.68	157,513.90	199,692.80	168,388.23	175,042.29	161,530.36	1,440,733.36	1,439,731.31

住戶  
車庫  
商場  
休憩、運動地方

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

**富豪花園  
商業  
綜合收益表  
(前稱收支賬目)**

INCOME:	JAN. 2019	FEB. 2019	MAR. 2019	APR. 2019	MAY. 2019	JUN. 2019	JUL. 2019	AUG. 2019	1-8/2019 TOTAL	1-8/2018 TOTAL
									HKS	HKS
MANAGEMENT FEE	498,648.00	498,648.00	498,648.00	498,648.00	498,648.00	498,648.00	498,648.00	498,648.00	3,989,184.00	3,915,310.00
BANK INTEREST INCOME	4,548.37	-	-	15,630.09	-	-	3,534.32	-	23,712.78	9,699.11
D.R.CHG.RECOVERED	-	-	-	-	-	-	-	-	-	-
ELECTRICITY CHG. RECOVERED	-	-	-	1,400.00	1,300.00	-	-	-	2,700.00	6,400.00
INSURANCE COMPENSATION	-	-	-	-	-	-	-	-	-	-
LEGAL FEE RECOVERED	-	-	-	-	-	-	-	-	-	-
SUNDRY INCOME	6.19	39.69	130.63	6.13	5.44	7.44	7.44	45.13	248.09	479.75
TELECOM STATION INCOME	38,850.00	38,850.00	38,850.00	38,850.00	38,850.00	38,850.00	38,850.00	38,850.00	310,800.00	310,800.00
LESS: PROPERTY TAX ON TELECOM INC.	-	-	-	-	-	-	-	-	-	-
WATER CHG. RECOVERED	-	-	-	7.50	-	-	-	-	7.50	15.00
	542,052.56	537,537.69	537,698.63	554,541.72	538,803.44	537,505.44	541,039.76	537,543.13	4,326,652.37	4,242,633.86
LESS: EXPENSES										
AUDIT FEE	-	-	-	-	-	-	-	-	-	-
CLEANING EXP.	75,126.87	37,408.87	37,408.87	84,878.87	50,488.45	78,458.45	40,728.45	78,458.45	482,869.28	475,406.52
DEBRIS REMOVAL CHG.	1,695.00	1,403.75	1,700.00	1,366.56	1,420.47	1,385.31	1,794.84	1,612.19	12,348.12	13,938.44
DEPRECIATION	-	-	-	-	-	-	-	-	-	-
ELECTRICITY	47,269.10	47,481.00	44,357.70	54,485.10	67,799.20	69,983.10	74,708.70	77,809.30	483,903.20	481,587.00
EMPLOYEE BENEFITS COST:										
SECURITY GUARDS SALARIES	22,111.00	29,214.98	30,929.10	13,721.52	15,844.92	20,838.39	21,137.04	21,635.09	175,432.04	169,548.95
SECURITY GUARDS' MPF	993.66	925.75	859.88	894.17	1,020.56	858.04	887.88	887.88	7,295.54	7,138.89
WATCHMEN/CARETAKERS SALARIES	47,877.10	47,461.00	48,010.10	47,867.43	53,304.40	48,452.00	48,808.80	46,767.40	385,568.23	395,947.20
WATCHMEN/CARETAKERS' MPF	2,393.86	2,373.05	2,400.51	2,393.37	2,655.23	2,422.60	2,291.44	2,338.37	19,278.43	19,747.41
FESTIVAL DECORATION	11,364.38	-	-	-	-	-	-	-	3,796.00	15,150.38
FURNITURE, FIXTURE & EQUIPMENT	1,947.50	105.00	28.13	-	-	28.13	2,542.19	10,080.00	14,130.95	15,284.52
GARDENING EXP / LANDSCAPE	-	-	400.00	-	-	-	-	-	400.00	-
GOVERNMENT RENT	3,487.50	-	-	3,532.50	-	-	3,532.50	-	10,552.50	10,462.50
INSURANCE	-	-	16,192.73	-	-	-	-	-	16,192.73	12,102.00
LEGAL FEE	-	-	-	-	-	-	10.00	-	10.00	-
MGT OFFICE CHG.	12,781.00	12,140.00	12,140.00	13,265.00	12,140.00	12,140.00	13,265.00	12,140.00	100,111.00	91,851.00
PROFESSIONAL FEE	-	-	-	-	-	-	-	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG OF:										
AIR-CONDITIONING	14,260.00	21,160.00	19,560.00	14,260.00	14,260.00	14,260.00	14,260.00	14,260.00	126,280.00	146,360.00
DIESEL GENERATOR	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	3,696.00	11,396.00	47,000.00
DRAINAGE, WATER PIPES, PUMPS & ELEC. REPAIR WORKS	75,683.44	42,026.90	19,283.00	110,887.50	132,578.38	94,187.87	7,317.49	33,044.25	514,958.83	468,773.32
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEN)	5,250.00	5,250.00	5,250.00	5,250.00	5,250.00	5,250.00	5,250.00	5,250.00	42,312.50	40,250.00
FIRE FIGHTING SYSTEM	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	26,300.00	9,281.25	83,581.25	137,500.00
LIFTS	19,250.00	20,120.00	55,550.00	19,250.00	19,250.00	19,250.00	36,130.00	36,130.00	208,340.00	143,316.00
SECURITY / CCTV SYSTEM	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	1,066.64	2,466.64
SMART SYSTEM	140.00	-	-	-	-	-	-	-	-	-
SWIMMING POOL	-	-	-	-	-	-	-	-	-	-
WALKIE TALKIE	-	-	-	-	-	-	3,880.00	-	3,880.00	-
SECURITY CHG	-	-	-	-	-	-	-	-	-	-
SUNDRY EXPENSES	7,005.65	5,049.18	9,237.12	5,589.66	5,720.02	6,809.60	8,103.73	5,612.22	53,437.18	50,515.77
TELEPHONE / BROADBAND	94.82	35.69	116.45	76.07	76.00	35.69	116.45	76.07	627.24	592.89
T5 ENERGY SAVING	-	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	-	-	-	-	-	-	-	-	-	-
WATER FEE	4,523.30	-	-	-	699.13	3,540.00	-	-	10,579.80	752.43
	362,889.51	781,398.50	312,657.02	387,241.08	397,366.59	387,099.51	291,918.46	363,310.30	2,783,580.97	2,760,997.15
MANAGER'S REMUNERATION (5%)	18,129.48	14,069.93	15,632.85	19,362.05	19,868.33	19,354.98	14,595.92	18,165.52	138,179.06	138,029.85
TRANSFER TO SINKING FUND (5%)	18,129.48	14,069.93	15,632.85	19,362.05	19,868.33	19,354.98	14,595.92	18,165.52	138,179.06	138,029.85
APPORTIONMENT OF COMMON AREAS EXP.	125,480.69	148,867.27	148,153.27	114,985.15	145,045.74	122,923.41	127,780.87	117,917.16	1,051,253.56	1,051,033.86
REPAIRS	554,329.16	488,805.63	492,075.99	540,990.33	582,148.09	546,732.88	448,891.17	517,558.50	4,113,192.65	4,087,662.71
TOTAL EXPENSES	17,723.40	79,032.06	45,352.64	13,591.39	(43,245.95)	(11,227.44)	92,148.59	19,984.63	213,459.72	154,573.15
SURPLUS / (DEFICIT) FOR THE PERIOD	(236,820.75)	(219,897.35)	(140,065.29)	(94,512.65)	(80,921.26)	(124,266.81)	101,326.50	193,475.08	(236,820.75)	(460,599.81)
FURTHER CONTRIBUTED BY LANDLORD	-	-	-	-	-	-	-	-	-	-
RETAINED SURPLUS / (DEFICIT)	-	-	-	-	-	-	-	-	-	-
FIRE SERVICES WORKS	-	-	-	-	-	-	-	-	-	-

所有數字均以港幣列示。除另有註明外，所有數字均指港幣。