


BELAIR GARDENS 富豪花園
STATEMENT OF FINANCIAL POSITION
財務狀況表 - 29.02.2020

		UNAUDITED HK\$	31/12/2019 UNAUDITED HK\$
NON-CURRENT ASSETS	非流動資產		
Plant & equipment	傢俬、機械和設備	257,723.41	257,723.41
Public utility deposits outward	公共按金	660,587.00	660,587.00
		918,310.41	918,310.41
CURRENT ASSETS	流動資產		
Inventories	存貨	5,449.50	31,166.10
Management fee income receivable	應收管理費	2,044,124.00	1,816,629.00
Other receivable	其他應收帳款	8,448.46	8,437.06
Amount due from the building manager	管理公司往來帳	-	22,752.68
Prepayments / temporary payment	預付款項/ 暫付款	-	-
Property tax recoverable	預繳物業稅	-	-
Fixed deposits	銀行定期存款	31,708,736.69	31,633,403.29
Bank balance - current account	銀行結餘 - 往來戶口	4,731,381.69	5,068,968.31
Cash in hand	現金結餘	114,056.00	15,000.00
		38,612,196.34	38,596,356.44
CURRENT LIABILITIES	流動負債		
Accrued expenses	應付款項	3,057,455.86	4,244,926.60
Amount due to the building manager	管理公司往來帳	110,935.62	-
Decoration deposits received	裝修按金	845,600.00	866,600.00
Debris removal deposits received	清泥頭按金	328,500.00	348,000.00
Management fee income received in advance	預繳管理費	656,480.00	374,483.00
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	147,084.00	143,640.00
		5,252,455.48	6,084,049.60
NET CURRENT ASSETS	淨流動資產	33,359,740.86	32,512,306.84
NET ASSETS	淨資產	34,278,051.27	33,430,617.25
BUILDING OWNERS' FUNDS	大廈業主資金分列		
Management fee deposits received	管理費按金	5,003,279.98	4,996,361.98
Public utility deposits received	公共水電按金	664,180.74	664,180.74
Sinking fund	維修基金	23,039,878.41	22,725,297.66
Accumulated surplus / (deficit) *	累積盈餘 / (赤字) *	5,570,712.14	5,044,776.87
TOTAL EQUITY	權益總額	34,278,051.27	33,430,617.25

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


Authorized Signature
23rd April, 2020



ST11
 STAIR CHARGES
 Smoking Fund for 20.02.2020

	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.	COMM	CAN PARK	R.A.	COMMON AREAS	GRAND TOTAL
Balance as at 1/1/2019	1,137,921.94	1,078,444.36	1,039,499.35	1,038,744.78	1,054,780.21	1,070,117.00	1,041,216.86	1,076,560.09	1,039,173.85	1,110,212.44	965,816.63	997,205.95	1,081,349.38	1,091,356.64	14,982,074.08	1,193,711.47	67,735.53	2,174,123.95	1,208,063.13	20,731,748.56
Add: 7/8 from MGT Fee for the year 2019 31/12/2019	90,653.10	94,488.38	89,968.90	89,510.29	85,524.12	82,761.11	87,807.21	98,881.02	92,882.74	92,956.19	85,149.33	91,147.88	91,808.86	78,159.61	1,263,329.24	229,217.02	233,835.33	174,138.97	97,056.84	1,993,557.10
And 7/8 from MGT Fee for the period 1/2/2020:	1,227,845.24	1,172,572.74	1,179,306.35	1,180,385.67	1,140,304.33	1,152,878.11	1,138,904.07	1,176,451.11	1,180,066.59	1,206,208.63	1,070,985.36	1,039,054.03	1,173,252.24	1,169,548.25	16,245,464.02	1,818,038.49	907,601.26	2,440,262.92	1,803,110.97	21,725,297.66
Subtotal at 31/12/2020	1,409,733	1,414,335.65	1,319,380.01	1,308,640.76	1,276,608.66	1,305,756.22	1,267,928.14	1,351,892.13	1,319,240.44	1,319,168.23	1,057,001.96	1,038,260.03	1,263,158.24	1,279,516.45	16,442,713.99	1,869,925.51	937,436.59	2,614,395.87	1,801,167.91	21,746,995.72
Subtotal at 31/12/2020	1,241,353.07	1,188,507.79	1,197,698.28	1,201,234.99	1,154,024.80	1,164,958.49	1,150,264.58	1,194,844.02	1,173,588.23	1,056,607.64	1,107,565.62	1,107,072.83	1,185,488.19	1,185,488.19	16,442,713.99	1,869,925.51	937,436.59	2,614,395.87	1,801,167.91	21,746,995.72

Since 1 May 2018, a rolling fund has been established for the expenditure of major works of a capital nature and/or for replacement costs, charges and expenses of a capital nature. The contribution of the various blocks to the fund as the Building Manager shall deem fit. Smoking fund contributions are calculated at 5% of the total expenditure before Building Manager's remuneration of Building.

BELAIR GARDENS

MANAGED BY BELAIR GARDEN MANAGEMENT COMPANY LIMITED
STATEMENT OF COMPREHENSIVE INCOME
截至2022年12月31日止
(附英文数字)
(附英文数字)

(续前页)

收入项目:	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	CR PARK	GRAND TOTAL
MANAGEMENT FEE	393,228.00	379,212.00	393,160.00	386,288.00	357,840.00	375,200.00	364,950.00	383,344.00	360,940.00	360,940.00	408,680.00	466,980.00	342,632.00	342,632.00	5,256,388.00	197,295.00	999,312.00	7,252,995.00
BANK INTEREST INCOME	4,708.34	4,708.34	4,708.34	4,708.34	4,708.34	4,708.34	4,708.34	4,708.34	4,708.34	4,708.34	4,708.34	4,708.34	4,708.34	4,708.34	69,915.16	4,708.34	4,708.34	75,313.40
D.A.O.G.(RECOVERED)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY CHG. RECOVERED	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
INSURANCE COMPENSATION	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LEGAL FEE RECOVERED	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SHOUDRY INCOME	381.42	381.42	381.42	381.42	381.42	381.42	381.42	381.42	381.42	381.42	381.42	381.42	381.42	381.42	5,606.82	157.13	7,897.05	14,671.00
TELECOM STATION INCOME	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LESS: PROPERTY TAX ON TELECOM INC.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WATER CHG. RECOVERED	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
其他收入	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
收入总计:	788,417.76	763,912.76	790,409.76	781,177.76	742,828.76	760,208.76	749,945.76	788,444.76	765,583.76	765,511.76	878,072.76	1,011,777.76	749,725.76	749,725.76	11,308,871.86	1,079,921.47	1,017,933.35	12,407,724.67
LESS: EXPENSES																		
ADULT FEE	34,754.38	34,754.38	34,754.38	34,754.38	34,754.38	34,754.38	34,754.38	34,754.38	34,754.38	34,754.38	44,375.95	44,375.95	44,375.95	44,375.95	526,487.44	130,955.40	1,147,231.61	771,470.66
CLEANING EXP.	981.25	981.25	981.25	981.25	981.25	981.25	981.25	981.25	981.25	981.25	981.25	981.25	981.25	1,177.50	881.25	981.25	15,770.00	
DEBRIS REMOVAL CHG.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DEPRECIATION	15,555.80	15,588.20	17,465.50	15,588.60	13,941.70	14,743.90	16,274.60	15,005.90	16,274.60	21,951.50	14,516.00	15,606.30	21,427.50	21,427.50	239,018.90	99,300.60	42,458.80	380,778.30
ELECTRICITY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EMPLOYEE BENEFITS COST:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY GUARDS SALARIES	120,901.27	120,901.27	120,901.27	120,901.27	120,901.27	120,901.27	120,901.27	120,901.27	120,901.27	120,901.27	120,901.27	120,901.27	120,901.27	120,901.27	1,697,617.66	1,157,275.00	1,132,302.37	1,915,915.78
WATCHMEN/VALETTERS SALARIES	4,750.69	4,750.69	4,750.69	4,750.69	4,750.69	4,750.69	4,750.69	4,750.69	4,750.69	4,750.69	6,509.62	6,509.62	6,509.62	6,509.62	5,988.99	5,614.08	7,772,225.90	
FESTIVAL DECORATION	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	16,800.00	6,990.00	15,633.00	
FURNITURE, FIXTURE & EQUIPMENT	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	-	1,080.00	1,080.00
GREENING EXP./LANDSCAPE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GOVERNMENT RENT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
INSURANCE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LEGAL FEE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NET OFFICE CHG.	1,734.19	1,734.19	1,734.19	1,734.19	1,734.19	1,734.19	1,734.19	1,734.19	1,734.19	1,734.19	1,734.19	1,734.19	1,734.19	1,734.19	35,000.00	24,279.67	24,279.67	35,000.00
PROFESSIONAL FEE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
REPAIRS, RENOVALS & MAINTENANCE CHG. OR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AIR-CONDITIONING	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EQUIPMENT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
OPER. GENERATOR	65,632.95	70,489.85	47,512.85	38,827.85	59,562.95	23,362.95	98,423.85	39,342.85	60,997.85	46,822.85	77,812.85	49,652.85	22,852.82	794,810.00	462,240.00	2,200.00	1,403,594.00	
DRINKING, WATER PIPES, PLUMBS & ELEC. REPAIR WORKS	11,125.00	11,125.00	11,125.00	11,125.00	11,125.00	11,125.00	11,125.00	11,125.00	11,125.00	11,125.00	11,125.00	11,125.00	11,125.00	11,125.00	155,750.00	11,125.00	178,000.00	
DRINKING WATER	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	16,000.00	16,000.00	17,000.00	
FIRE FIGHTING SYSTEM	13,600.00	13,600.00	13,600.00	13,600.00	13,600.00	13,600.00	13,600.00	13,600.00	13,600.00	13,600.00	13,600.00	13,600.00	13,600.00	13,600.00	201,720.00	38,200.00	240,510.00	
LIFTS	286.66	286.66	286.66	286.66	286.66	286.66	286.66	286.66	286.66	286.66	286.66	286.66	286.66	286.66	3,723.24	266.66	1,866.65	
SECURITY / CCTV SYSTEM	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	10,760.00	-	10,760.00	
SMART SYSTEM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SWIMMING POOL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY CHG	3,470.45	3,472.45	3,474.45	4,458.45	4,389.45	4,438.45	4,387.45	4,397.45	4,814.78	6,413.11	4,333.25	4,351.25	5,800.12	6,403.75	63,949.86	14,347.93	1,483.21	79,212.50
STAFF EXPENSES	442.90	442.90	442.90	442.90	442.90	442.90	442.90	442.90	442.90	442.90	463.32	463.32	442.90	442.90	6,241.48	104.49	616.53	6,952.50
TELEPHONE / BROADBAND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15 ENERGY SAVING	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WATER FEE	4,091.13	4,091.13	4,091.13	4,091.13	4,091.13	4,091.13	4,091.13	4,091.13	4,091.13	4,091.13	4,091.13	4,091.13	4,091.13	4,091.13	57,275.82	4,091.13	4,091.05	65,585.00
其他支出:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MANAGES REPAIRMENT (5%)	14,697.43	14,335.05	13,310.01	12,848.52	12,720.47	12,813.47	12,813.47	12,813.47	14,777.43	14,379.61	15,274.68	14,511.59	16,005.59	12,939.90	3,947,350.38	991,474.94	613,986.05	5,525,723.37
TRANSFER TO SINKING FUND (5%)	14,697.43	14,335.05	13,310.01	12,848.52	12,720.47	12,813.47	12,813.47	12,813.47	14,777.43	14,379.61	15,274.68	14,511.59	16,005.59	12,939.90	3,947,350.38	991,474.94	613,986.05	5,525,723.37
REPAIRMENT OF COMMON AREAS EXP.	2,662.82	2,662.82	2,662.82	2,662.82	2,662.82	2,662.82	2,662.82	2,662.82	2,662.82	2,662.82	2,662.82	2,662.82	2,662.82	2,662.82	37,229.14	49,573.75	30,697.40	277,838.49
REPAIRMENT OF COMMON AREAS EXP.	2,662.82	2,662.82	2,662.82	2,662.82	2,662.82	2,662.82	2,662.82	2,662.82	2,662.82	2,662.82	2,662.82	2,662.82	2,662.82	2,662.82	37,229.14	49,573.75	30,697.40	277,838.49
REPAIRMENT OF RETAINED AREAS EXP.	30,354.27	30,354.27	30,354.27	30,354.27	30,354.27	30,354.27	30,354.27	30,354.27	30,354.27	30,354.27	30,354.27	30,354.27	30,354.27	30,354.27	491,252.14	59,919.12	365,388.24	5,968,556.55
REPAIRS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
其他收入	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
支出总计:	348,388.12	326,272.99	315,705.51	329,625.93	292,493.95	376,129.91	389,721.13	365,294.85	385,547.24	386,126.28	399,446.38	392,076.31	324,971.15	4,026,617.01	1,361,762.15	711,261.97	6,920,641.13	
本期盈/亏(赤字)	439,029.64	437,639.77	474,704.25	451,551.83	448,334.81	384,078.85	380,716.63	423,149.91	380,036.52	379,384.57	488,646.50	619,701.57	424,754.61	324,754.61	10,942,230.80	718,154.50	306,671.38	11,660,456.68
前期盈/亏(赤字)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
本期收入	7,589,941.11	693,510.01	772,664.23	431,994.23	140,711.39	301,573.95	62,702.27	131,111.00	323,462.40	63,724.41	259,149.49	815,138.88	514,728.57	856,623.10	2,390,951.12	2,688,375.02	5,044,776.87	
本期支出	(6,849,999.45)	(649,597.22)	(772,664.23)	(431,994.23)	(140,711.39)	(301,573.95)	(62,702.27)	(131,111.00)	(323,462.40)	(63,724.41)	(259,149.49)	(815,138.88)	(514,728.57)	(856,623.10)	(2,390,951.12)	(2,688,375.02)	(5,044,776.87)	
期初盈/亏(赤字)	(1,521,218.28)	705,423.60</																

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BELAIR GARDENS

CARPARK

STATEMENT OF COMPREHENSIVE INCOME

(FORMERLY KNOWN AS INCOME STATEMENT)

(未經審核)

富豪花園

停車場

綜合收益表

(前稱收支報告表)

INCOME:	收入項目:	JAN.2020	FEB.2020	1-2/2020 TOTAL	1-2/2019 TOTAL
				HK\$	HK\$
MANAGEMENT FEE	管理費收入	499,656.00	499,656.00	999,312.00	999,312.00
BANK INTEREST INCOME	銀行利息收入	4,708.30	-	4,708.30	4,548.35
D.R.CHG.RECOVERED	清泥頭費收入	-	-	-	-
ELECTRICITY CHG. RECOVERED	電費收入	300.00	360.00	660.00	900.00
INSURANCE COMPENSATION	保險費賠償	-	-	-	-
LEGAL FEE RECOVERED	訴訟費收入	-	-	-	-
SUNDRY INCOME	什項收入	5,637.50	2,259.55	7,897.05	5,915.80
TELECOM STATION INCOME	電訊站收入	14,350.00	14,350.00	28,700.00	28,700.00
LESS: PROPERTY TAX ON TELECOM INC.	減/收回物業稅	(1,722.00)	(1,722.00)	(3,444.00)	(3,444.00)
		522,929.80	514,903.55	1,037,833.35	1,035,932.15
LESS: EXPENSES	支出項目:				
AUDIT FEE	核數費	-	-	-	-
CLEANING EXP.	清潔費	56,705.56	58,018.06	114,723.62	102,880.54
DEBRIS REMOVAL CHG.	清泥頭費	1,652.50	1,391.25	3,043.75	3,098.75
DEPRECIATION	折舊	-	-	-	-
ELECTRICITY	電費	21,985.40	20,471.40	42,456.80	43,287.50
EMPLOYEE BENEFITS COST:	員工薪酬:				
SECURITY GUARDS' SALARIES	薪金-保安	55,673.40	52,399.29	108,072.69	153,977.93
SECURITY GUARDS' MPF	強積金-保安	2,581.54	2,114.78	4,696.32	5,758.23
WATCHMEN/CARETAKERS' SALARIES	薪金	60,609.74	60,710.63	121,320.37	113,300.30
WATCHMEN/CARETAKERS' MPF	強積金	2,804.46	2,809.62	5,614.08	5,249.45
FESTIVAL DECORATION	節日裝飾	15,635.00	-	15,635.00	13,888.30
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	-	-	-	17,482.50
GARDENING EXP / LANDSCAPE	園藝費	-	-	-	-
GOVERNMENT RENT	地稅	1,282.50	-	1,282.50	1,282.50
INSURANCE	保險費	-	-	-	-
LEGAL FEE	訴訟費	-	-	-	10.00
MGT OFFICE CHG.	管理處支出	13,264.67	11,015.00	24,279.67	24,921.00
PROFESSIONAL FEE	專業費用	-	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG OF:	維修保養:				
CP EQUIPMENT	車場設備	3,274.40	3,274.40	6,548.80	6,064.00
DRAINAGE, WATER PIPES, PUMPS & ELEC.,REPAIR WORKS	水電維修工程等等	86,801.25	57,290.25	144,091.50	198,723.30
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEN)	水電保養費(廣聯月費)	5,562.50	5,562.50	11,125.00	10,500.00
FIRE FIGHTING SYSTEM	消防保養	1,500.00	1,500.00	3,000.00	3,000.00
LIFTS	升降機	-	-	-	-
SECURITY / CCTV SYSTEM	保安系統/閉路電視	1,733.33	133.33	1,866.66	1,866.66
SMATV SYSTEM	衛星電視	-	-	-	-
WALKIE TALKIE	無線電對講機	-	-	-	-
SECURITY CHG	保安費	-	-	-	-
SUNDRY EXPENSES	什項支出	579.05	904.66	1,483.71	2,417.73
TELEPHONE / BROADBAND	電話費/上網	308.42	308.11	616.53	627.85
T5 ENERGY SAVING	T5節能管	-	-	-	-
UNIFORM & LAUNDRY	制服及洗衣費	4,091.05	-	4,091.05	-
WATER FEE	水費	-	-	-	-
EXPENSES:	支出小計:	336,044.77	277,903.28	613,948.05	708,336.54
MANAGER'S REMUNERATION (5%)	經理費	16,802.24	13,895.16	30,697.40	35,416.83
TRANSFER TO SINKING FUND (5%)	撥入維修基金	16,802.24	13,895.16	30,697.40	35,416.83
APPORTIONMENT OF COMMON AREAS EXP.	公共地方費用分攤	27,346.41	28,572.71	55,919.12	56,393.41
REPAIRS	更換樓層鐵窗	-	-	-	-
BAD DEBT / (WRITTEN BACK)	壞賬/(收回)	-	-	-	-
TOTAL EXPENSES	總支出	396,995.66	334,266.31	731,261.97	835,563.61
SURPLUS / (DEFICIT) FOR THE PERIOD	本期盈餘/(赤字)	125,934.14	180,637.24	306,571.38	200,368.54
FURTHER CONTRIBUTED BY OWNERS	赤字收入	-	-	-	-
RETAINED SURPLUS / (DEFICIT)	承上年度結存	2,658,375.02	2,784,309.16	2,658,375.02	1,850,806.19
ACCUMULATED SURPLUS / (DEFICIT)	累積盈餘/(赤字)	2,784,309.16	2,964,946.40	2,964,946.40	2,051,174.73

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.2020	FEB.2020	1-2/2020	1-2/2019
				TOTAL	TOTAL
				HK\$	HK\$
BADMINTON INCOME	羽毛球收入	-	-	-	-
BICYCLE INCOME	單車費收入	-	-	-	65.00
ELECTRICITY CHG.RECOVERED	電費收入	-	-	-	-
INSURANCE COMPENSATION	保險費賠償	-	-	-	-
LEGAL FEE RECOVERED	訴訟費收入	-	-	-	-
SUNDRY INCOME	什項收入	30.00	105.00	135.00	-
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	-	-	-	-
		30.00	105.00	135.00	65.00
LESS : EXPENSES	支出項目:				
AUDIT FEE	核數費	-	-	-	-
BANK CHARGES	銀行費	-	-	-	-
CLEANING EXP	清潔費	76,835.97	76,835.97	153,671.94	143,878.82
DEPRECIATION	折舊	-	-	-	-
ELECTRICITY	電費	8,268.80	7,662.30	15,931.10	15,325.50
EMPLOYEE BENEFITS COST :	員工薪酬:				
SECURITY GUARDS' SALARIES	薪金 - 保安	37,115.60	34,932.86	72,048.46	102,651.95
SECURITY GUARDS' MPF	強積金 - 保安	1,721.03	1,409.85	3,130.88	3,838.83
WATCHMEN/CARETAKERS' SALARIES	薪金	26,834.30	24,503.97	51,338.27	58,397.00
WATCHMEN/CARETAKERS' MPF	強積金	639.51	586.45	1,225.96	1,691.48
FESTIVAL DECORATION	節日裝飾	16,995.00	-	16,995.00	13,760.00
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	-	-	-	-
GARDENING EXP/LANDSCAPE	園藝費	-	-	-	-
INSURANCE	保險費	-	-	-	-
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.,REPAIR WORKS	水電維修工程等等	25,370.00	53,980.00	79,350.00	171,535.00
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	266.66	266.66
SWIMMING POOL	泳池保養	3,380.00	-	3,380.00	3,380.00
WALKIE TALKIE	無線電對講機	-	-	-	-
SECURITY CHG	保安費	-	-	-	-
SUNDRY EXPENSES	什項支出	628.50	1,868.50	2,497.00	252.00
TELEPHONE / BROADBAND	電話費 / 上網	51.25	51.00	102.25	88.50
T5 ENERGY SAVING	T5 節能管	-	-	-	-
UNIFORM & LAUNDRY	制服	-	-	-	-
WATER FEE	水費	-	-	-	9,217.40
EXPENSES :	支出:	197,973.29	201,964.23	399,937.52	524,283.14
MANAGER'S REMUNERATION (5%)	經理費	9,898.66	10,098.21	19,996.87	26,214.15
TRANSFER TO SINKING FUND (5%)	撥入維修基金	9,898.66	10,098.21	19,996.87	26,214.15
APPORTIONED COMMON AREAS EXP.	公共地方費用分攤	3,646.19	3,809.69	7,455.88	7,519.11
TOTAL EXPENSES	總支出	221,416.80	225,970.34	447,387.14	584,230.55
NET EXPENSES	淨支出	(221,386.80)	(225,865.34)	(447,252.14)	(584,165.55)
APPORTIONMENT OF RETAINED AREAS EXPENSES:					
BLOCK A	1,988	(15,025.16)	(15,329.11)	(30,354.27)	(39,646.36)
BLOCK B	1,988	(15,025.16)	(15,329.11)	(30,354.27)	(39,646.36)
BLOCK C	1,988	(15,025.16)	(15,329.11)	(30,354.27)	(39,646.36)
BLOCK D	1,988	(15,025.16)	(15,329.11)	(30,354.27)	(39,646.36)
BLOCK E	1,648	(12,455.46)	(12,707.43)	(25,162.89)	(32,865.79)
BLOCK F	1,648	(12,455.46)	(12,707.43)	(25,162.89)	(32,865.79)
BLOCK G	1,648	(12,455.46)	(12,707.43)	(25,162.89)	(32,865.79)
BLOCK H	1,648	(12,455.46)	(12,707.43)	(25,162.89)	(32,865.79)
BLOCK I	2,458	(18,577.38)	(18,953.20)	(37,530.58)	(49,019.49)
BLOCK J	2,458	(18,577.38)	(18,953.20)	(37,530.58)	(49,019.49)
BLOCK K	2,458	(18,577.38)	(18,953.20)	(37,530.58)	(49,019.49)
BLOCK L	2,458	(18,577.38)	(18,953.20)	(37,530.58)	(49,019.49)
BLOCK M	2,458	(18,577.38)	(18,953.20)	(37,530.58)	(49,019.49)
BLOCK N	2,458	(18,577.42)	(18,953.18)	(37,530.60)	(49,019.50)
業權份數	29,292	(221,386.80)	(225,865.34)	(447,252.14)	(584,165.55)

十四座根據業權份數分攤

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

INCOME :	收入項目:	JAN.2020	FEB.2020	1-2/2020 TOTAL	1-2/2019 TOTAL
				HK\$	HK\$
BANK INT. INC.	銀行利息收入	-	-	-	-
INSURANCE COMPENSATION	保險賠償	-	-	-	-
SUNDRY INCOME	什項收入	-	-	-	-
		-	-	-	-
LESS : EXPENSES	支出項目:				
AUDIT FEE	核數費	-	-	-	-
BANK CHARGES	銀行費用	839.00	843.50	1,682.50	1,670.50
CLEANING EXP.	清潔費	37,803.70	37,803.70	75,607.40	68,586.82
DEBRIS REMOVAL CHG.	泥頭費	-	-	-	-
DEPRECIATION	折舊	-	-	-	-
ELECTRICITY	電費	2,951.60	2,949.10	5,900.70	4,391.70
EMPLOYEE BENEFITS COST :	員工薪酬:				
SECURITY GUARDS' SALARIES	薪金-保安	37,115.60	34,932.87	72,048.47	102,651.94
SECURITY GUARDS' MPF	強積金-保安	1,721.03	1,409.84	3,130.87	3,838.81
WATCHMEN / CARETAKERS' SALARIES	薪金	51,755.33	49,420.62	101,175.95	106,911.50
WATCHMEN / CARETAKERS' MPF	強積金	869.58	816.42	1,686.00	2,121.63
FESTIVAL DECORATION	節日裝飾	-	-	-	-
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	-	-	-	-
GARDENING EXP / LANDSCAPE	園藝費	-	-	-	-
GOVERNMENT RENT	地稅	-	-	-	-
INSURANCE	保險費	-	-	-	-
LEGAL FEE	訴訟費	-	-	-	-
PROFESSIONAL FEE	專業費用	-	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG O	維修保養:				
CP EQUIPMENT	車場設備	4,174.86	4,174.86	8,349.72	7,731.60
DRAINAGE, WATER PIPES, PUMPS & ELEC.,F	水電維修工程等等	8,800.00	20,700.00	29,500.00	18,000.00
DRAINAGE, WATER PIPES, PUMPS & ELEC. (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	266.78	266.78
WALKIE TALKIE	無線電對講機	-	-	-	-
SECURITY CHG	保安費	-	-	-	-
SUNDRY EXPENSES	什項支出	1,135.50	1,950.60	3,086.10	535.50
TELEPHONE / BROADBAND	電話費/上網	1,436.25	1,033.00	2,469.25	1,071.50
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	17,000.00	17,000.00	34,000.00	24,000.00
EXPENSES :	支出:	165,735.84	173,167.90	338,903.74	341,778.28
MANAGER'S REMUNERATION (5%)	經理費	8,286.79	8,658.40	16,945.19	17,088.91
TRANSFER TO SINKING FUND (5%)	撥入維修基金	8,286.79	8,658.40	16,945.19	17,088.91
TOTAL EXPENSES	總支出	182,309.42	190,484.70	372,794.12	375,956.10
NET EXPENSES	淨支出	182,309.42	190,484.70	372,794.12	375,956.10
APPORTIONMENT OF COMMON AREA EXPENSES	公共地方費用分攤				
DOMESTIC UNITS (10%)	住宅	18,230.94	19,048.47	37,279.41	37,595.62
CAR PARKS (15%)	車場	27,346.41	28,572.71	55,919.12	56,393.41
COMMERCIAL COMPLEX (73%)	商場	133,085.88	139,053.83	272,139.71	274,447.96
RETAINED AREAS (2%)	休憩,運動地方	3,646.19	3,809.69	7,455.88	7,519.11
		182,309.42	190,484.70	372,794.12	375,956.10

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)

<u>INCOME :</u>	<u>收入項目:</u>	<u>JAN.2020</u>	<u>FEB.2020</u>	<u>1-2/2020</u> <u>TOTAL</u> <u>HK\$</u>	<u>1-2/2019</u> <u>TOTAL</u> <u>HK\$</u>
MANAGEMENT FEE	管理費收入	498,648.00	498,648.00	997,296.00	997,296.00
BANK INTEREST INCOME	銀行利息收入	4,708.34	-	4,708.34	4,548.37
D.R.CHG.RECOVERED	清泥頭費收入	-	-	-	-
ELECTRICITY CHG. RECOVERED	電費收入	-	-	-	-
INSURANCE COMPENSATION	保險費賠償	-	-	-	-
LEGAL FEE RECOVERED	訴訟費收入	-	-	-	-
SUNDRY INCOME	什項收入	7.50	159.63	167.13	45.88
TELECOM STATION INCOME	電訊站收入	38,850.00	38,850.00	77,700.00	77,700.00
LESS : PROPERTY TAX ON TELECOM INC.	減/收回物業稅	-	-	-	-
WATER CHG. RECOVERED	水費收入	-	-	-	-
		542,213.84	537,657.63	1,079,871.47	1,079,590.25
<u>LESS : EXPENSES</u>	<u>支出項目:</u>				
AUDIT FEE	核數費	-	-	-	-
CLEANING EXP.	清潔費	50,488.45	79,770.95	130,259.40	112,537.74
DEBRIS REMOVAL CHG.	清泥頭費	1,652.50	1,391.25	3,043.75	3,098.75
DEPRECIATION	折舊	-	-	-	-
ELECTRICITY	電費	51,163.40	48,137.20	99,300.60	94,760.10
EMPLOYEE BENEFITS COST :	員工薪酬:				
SECURITY GUARDS' SALARIES	薪金-保安	18,557.80	17,466.43	36,024.23	51,325.98
SECURITY GUARDS' MPF	強積金-保安	860.51	704.93	1,565.44	1,919.41
WATCHMEN/CARETAKERS' SALARIES	薪金	50,941.65	51,036.10	101,977.75	95,338.10
WATCHMEN/CARETAKERS' MPF	強積金	2,547.07	2,551.82	5,098.89	4,766.91
FESTIVAL DECORATION	節日裝飾	8,990.00	-	8,990.00	11,364.38
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	-	-	-	1,452.50
GARDENING EXP / LANDSCAPE	園藝費	-	-	-	-
GOVERNMENT RENT	地稅	3,532.50	-	3,532.50	3,487.50
INSURANCE	保險費	-	-	-	-
LEGAL FEE	訴訟費	-	-	-	-
MGT OFFICE CHG.	管理處支出	13,264.67	11,015.00	24,279.67	24,921.00
PROFESSIONAL FEE	專業費用	-	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG OF:	維修保養:				
AIR-CONDITIONING	冷氣費	14,980.00	14,980.00	29,960.00	35,420.00
DIESEL GENERATOR	發電機	1,100.00	1,100.00	2,200.00	2,200.00
DRAINAGE, WATER PIPES, PUMPS & ELEC.,REPAIR WORKS	水電維修工程等等	233,286.25	227,191.25	460,477.50	117,710.34
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEN)	水電保養費(廣聯月費)	5,562.50	5,562.50	11,125.00	10,500.00
FIRE FIGHTING SYSTEM	消防保養	8,000.00	8,000.00	16,000.00	16,000.00
LIFTS	升降機	19,250.00	19,540.00	38,790.00	39,370.00
SECURITY / CCTV SYSTEM	保安系統/閉路電視	133.33	133.33	266.66	266.66
SMATV SYSTEM	衛星電視	-	-	-	-
SWIMMING POOL	泳池保養	-	-	-	140.00
WALKIE TALKIE	無線電對講機	-	-	-	-
SECURITY CHG	保安費	-	-	-	-
SUNDRY EXPENSES	什項支出	8,711.29	5,676.64	14,387.93	12,354.83
TELEPHONE / BROADBAND	電話費/上網	52.26	52.23	104.49	130.51
TS ENERGY SAVING	T5 節能管	-	-	-	-
UNIFORM & LAUNDRY	制服及洗衣費	4,091.13	-	4,091.13	-
WATER FEE	水費	-	-	-	4,923.30
EXPENSES :	支出小計:	497,165.31	494,309.63	991,474.94	643,988.01
MANAGER'S REMUNERATION (5%)	經理費	24,858.27	24,715.48	49,573.75	32,199.41
TRANSFER TO SINKING FUND (5%)	撥入維修基金	24,858.27	24,715.48	49,573.75	32,199.41
APPORTIONMENT OF COMMON AREAS EXP.	公共地方費用分攤	133,085.88	139,053.83	272,139.71	274,447.96
REPAIRS	更換樓層鐵窗	-	-	-	-
TOTAL EXPENSES	總支出	679,967.73	682,794.42	1,362,762.15	982,834.79
SURPLUS / (DEFICIT) FOR THE PERIOD	本期盈餘/(赤字)	(137,753.89)	(145,136.79)	(282,890.68)	96,755.46
FURTHER CONTRIBUTED BY LANDLORD	赤字收入	-	-	-	-
RETAINED SURPLUS / (DEFICIT)	承上年度結存	(4,450.27)	(142,204.16)	(4,450.27)	(236,820.75)
FIRE SERVICES WORKS	消防改善工程	-	-	-	-
ACCUMULATED SURPLUS / (DEFICIT)	累積盈餘/(赤字)	(142,204.16)	(287,340.95)	(287,340.95)	(140,065.29)