

BELAIR GARDENS 富豪花園
STATEMENT OF FINANCIAL POSITION
財務狀況表 - 30.06.2020

		<u>UNAUDITED</u>	<u>31/12/2019</u>
		<u>HK\$</u>	<u>AUDITED</u>
			<u>HK\$</u>
NON-CURRENT ASSETS	非流動資產		
Plant & equipment	傢俬、機械和設備	265,233.41	257,723.41
Public utility deposits outward	公共按金	660,587.00	660,587.00
		<u>925,820.41</u>	<u>918,310.41</u>
CURRENT ASSETS	流動資產		
Inventories	存貨	29,565.90	31,166.10
Management fee income receivable	應收管理費	1,386,968.00	1,816,629.00
Other receivable	其他應收帳款	5,865.65	8,437.06
Amount due from the building manager	管理公司往來帳	1,034,319.46	38,295.56
Fixed deposits	銀行定期存款	31,987,251.89	31,633,403.29
Bank balance - current account	銀行結餘 - 往來戶口	7,896,854.72	5,068,968.31
Cash in hand	現金結餘	15,000.00	15,000.00
		<u>42,355,825.62</u>	<u>38,611,899.32</u>
CURRENT LIABILITIES	流動負債		
Accrued expenses	應付款項	3,797,935.60	4,260,469.48
Amount due to the building manager	管理公司往來帳	-	-
Decoration deposits received	裝修按金	883,100.00	866,600.00
Debris removal deposits received	清泥頭按金	370,500.00	348,000.00
Management fee income received in advance	預繳管理費	418,054.00	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	34,000.00	-
Property tax payable	應付物業稅	153,972.00	143,640.00
		<u>5,763,961.60</u>	<u>6,099,592.48</u>
NET CURRENT ASSETS	淨流動資產	<u>36,591,864.02</u>	<u>32,512,306.84</u>
NET ASSETS	淨資產	<u>37,517,684.43</u>	<u>33,430,617.25</u>
BUILDING OWNERS' FUNDS	大廈業主資金分列		
Management fee deposits received	管理費按金	5,029,550.98	4,996,361.98
Public utility deposits received	公共水電按金	665,580.74	664,180.74
Sinking fund	維修基金	23,681,586.32	22,725,297.66
Accumulated surplus / (deficit) *	累積盈餘 / (赤字) *	8,140,966.39	5,044,776.87
TOTAL EQUITY	權益總額	<u>37,517,684.43</u>	<u>33,430,617.25</u>

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

Authorized Signature
31st August, 2020



ST 11
 BELAIR GARDENS
 Accumulated Surplus / (Deficit) as at 30.06.2020

	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. TOTAL	COMM	CAR PARK	GRAND TOTAL
Balance as at 1/1/2019	(205,904.89)	732,227.29	670,354.58	343,707.46	102,602.36	87,978.43	96,089.98	(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	(236,620.75)	1,850,806.19	6,344,125.93
Surplus/(Deficit) for the year 2019	128,915.08	(62,717.28)	102,109.65	90,286.77	37,609.03	213,595.52	(161,792.53)	(28,528.47)	(183,635.25)	(240,187.05)	(922,778.17)	(923,871.68)	(292,899.87)	4,595.90	(2,339,288.37)	232,370.48	807,568.83	(1,299,349.06)
Balance as at 31/12/2019 and 1/1/2020	(76,989.81)	669,510.01	772,664.23	433,994.23	140,211.39	301,573.95	(63,702.57)	(333,111.60)	323,462.40	(63,726.41)	(289,149.49)	(815,135.88)	514,728.57	856,533.10	2,390,852.12	(4,450.27)	2,658,375.02	5,044,776.87
Surplus/(Deficit) for the period 1-6/2020:	261,018.61	17,933.47	274,286.82	239,540.14	229,280.25	210,753.81	34,400.67	231,005.11	(60,911.88)	70,847.39	296,684.84	250,153.68	(91,806.04)	1,76,957.50	2,230,267.37	101,376.52	764,546.63	3,096,189.52
Balance as at 30/6/2020	194,028.80	687,443.48	1,047,051.05	673,534.37	369,491.64	512,327.76	(29,301.90)	(112,105.49)	262,550.52	2,120.38	27,545.35	(564,982.20)	422,922.53	1,033,490.60	4,621,119.49	96,926.25	3,422,920.65	8,140,966.39

ST11
BEAIR GARDENS
Sinking Fund as at 30.06.2020

	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. TOTAL	COMM	CAR PARK	R.A.	COMMON AREAS	GRAND TOTAL
Balance as at 1/1/2019	1,137,192.14	1,078,144.36	1,089,489.35	1,098,774.78	1,054,780.21	1,070,117.00	1,041,236.66	1,076,560.09	1,098,172.88	1,110,212.44	963,816.03	997,966.95	1,081,543.38	1,091,356.64	14,982,074.08	1,193,711.47	673,765.93	2,174,123.95	1,708,085.13	20,731,740.56
Add: IFR from V&T Fee for the year ended 31/12/2019	50,653.10	94,428.38	89,928.90	89,612.29	85,571.00	87,714.23	97,267.21	99,891.02	90,892.74	95,596.19	85,146.33	91,147.08	91,568.85	78,191.61	1,263,329.94	225,217.02	233,885.33	174,128.97	97,045.84	1,999,157.10
Less: IFR from V&T Fee for the year ended 31/12/2019	1,227,845.24	1,172,572.74	1,179,388.25	1,184,368.07	1,140,351.21	1,152,831.23	1,138,504.07	1,176,451.11	1,180,066.59	1,206,208.63	1,050,966.36	1,098,054.03	1,173,332.24	1,169,548.25	16,745,404.02	1,418,328.49	907,501.26	2,346,252.92	1,805,110.97	22,725,297.66
Add: IFR from MGT Fee for the period 1/7/2019 to 30/6/2020	47,148.88	59,453.11	60,689.05	61,346.09	58,371.71	57,381.65	48,628.05	42,571.63	50,356.34	44,937.19	46,497.40	42,476.53	49,389.95	37,266.56	656,156.04	116,659.30	106,265.98	74,896.35	52,310.99	956,288.95
Balance as at 30/6/2020	1,256,992.12	1,223,025.85	1,220,065.30	1,229,732.08	1,179,088.92	1,159,212.88	1,195,982.12	1,219,022.74	1,250,422.93	1,250,695.82	1,091,462.74	1,131,530.56	1,222,622.19	1,209,814.81	16,851,960.06	1,535,987.79	1,013,867.79	2,423,146.27	1,857,421.95	23,681,586.32

Since 1 May 2020, a sinking fund has been established for the expenditure of major works of a capital nature and/or for the replacement of major plant and equipment. The sinking fund is established in accordance with the provisions of the Management Agreement and the Sinking Fund Rules. All excess charges are 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% (2019/20) of total expenditure before Building Manager's remuneration of Building.

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.2020	FEB.2020	MAR.2020	APR.2020	MAY.2020	JUN.2020	1-6/2020	1-6/2019
								TOTAL	TOTAL
	AUDITED							HK\$	HK\$
MANAGEMENT FEE	管理費收入	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	2,997,936.00	2,997,936.00
BANK INTEREST INCOME	銀行利息收入	4,708.30	-	-	17,407.05	-	-	22,115.35	20,178.40
D.R.CHG.RECOVERED	清潔預費收入	-	-	-	-	-	-	-	-
ELECTRICITY CHG. RECOVERED	電費收入	300.00	360.00	480.00	480.00	360.00	360.00	2,340.00	2,980.00
INSURANCE COMPENSATION	保險費賠償	-	-	-	-	-	-	-	4,000.00
LEGAL FEE RECOVERED	訴訟費收入	-	-	-	-	-	-	-	486.30
EMPLOYMENT SUPPORT SCHEME-WAGE SUBSIDIES	僱傭津貼-工資補貼	-	-	-	-	-	146,999.59	146,999.59	-
SUNDRY INCOME	什項收入	5,637.50	2,259.55	1,400.60	1,647.50	1,280.00	894.00	13,119.15	13,965.20
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	86,100.00	86,100.00
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)	(10,332.00)	(10,332.00)
		522,929.80	514,903.55	514,164.60	531,818.55	513,924.00	660,537.59	3,258,278.09	3,114,913.90
LESS : EXPENSES	支出項目:								
AUDIT FEE	核數費	-	-	-	-	-	-	-	-
CLEANING EXP.	清潔費	56,705.56	58,018.06	56,705.56	56,705.56	59,038.38	59,038.38	346,211.50	319,172.20
DEBRIS REMOVAL CHG.	清潔預費	1,652.50	1,391.25	937.50	1,482.50	1,751.25	1,830.00	9,045.00	8,941.15
DEPRECIATION	折舊	-	-	-	-	-	-	-	-
ELECTRICITY	電費	21,985.40	20,471.40	20,242.00	16,710.20	17,609.20	17,985.80	115,005.00	132,194.30
EMPLOYEE BENEFITS COST :	員工薪酬:								
SECURITY GUARDS' SALARIES	薪金-保安	55,673.40	52,399.29	56,375.88	60,977.54	59,996.16	62,249.02	347,671.29	397,979.76
SECURITY GUARDS' MPF	強積金-保安	2,581.54	2,114.78	2,190.37	2,192.68	2,801.66	2,510.83	14,391.86	16,647.45
WATCHMEN/CARETAKERS' SALARIES	薪金	60,609.74	60,710.63	60,537.25	60,715.17	60,738.84	60,324.93	363,636.56	348,861.30
WATCHMEN/CARETAKERS' MPF	強積金	2,804.46	2,809.62	2,800.97	2,809.85	2,810.89	2,345.43	16,381.22	16,145.73
FESTIVAL DECORATION	節日裝飾	15,635.00	-	-	-	-	-	15,635.00	13,888.30
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	-	-	2,220.00	-	-	-	2,220.00	17,538.60
GARDENING EXP / LANDSCAPE	園藝費	-	-	-	-	-	-	-	-
GOVERNMENT RENT	地稅	1,282.50	-	-	1,282.50	-	-	2,565.00	2,565.00
INSURANCE	保險費	-	-	18,149.34	-	-	-	18,149.34	18,134.15
LEGAL FEE	訴訟費	-	-	-	-	-	30.00	30.00	630.00
MGT OFFICE CHG.	管理處支出	13,264.67	11,015.00	12,139.66	12,139.66	12,139.66	12,139.66	72,838.31	74,606.00
PROFESSIONAL FEE	專業費用	-	-	-	-	-	-	-	-
REPAIRS, RENOVALS & MAINTENANCE CHG OF:	維修保養:								
CP EQUIPMENT	車場設備	3,274.40	3,274.40	9,074.40	9,124.40	3,274.40	9,074.40	37,096.40	65,492.00
DRAINAGE, WATER PIPES, PUMPS & ELEC., REPAIR WORKS	水喉維修工程等等	86,801.25	57,290.25	64,475.00	99,929.45	215,146.13	164,169.40	687,811.48	930,775.35
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEN)	水喉保養費(廣聯月費)	5,562.50	5,562.50	5,562.50	5,562.50	5,562.50	5,562.50	33,375.00	31,500.00
FIRE FIGHTING SYSTEM	消防保養	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	9,000.00	9,000.00
LIFTS	升降機	-	-	-	-	-	-	-	-
SECURITY / CCTV SYSTEM	保安系統/閉路電視	1,733.33	133.33	6,133.33	133.33	9,833.33	133.33	18,099.98	6,399.98
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	1,174.62	755.93	1,107.77	2,255.95	6,777.98	8,441.87
TELEPHONE / BROADBAND	電話費/上網	308.42	308.11	308.47	307.42	308.42	308.42	1,849.26	1,954.70
TS ENERGY SAVING	TS節能管	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	制服及洗衣費	4,091.05	-	60.00	-	2,552.75	825.75	7,529.55	4,239.05
WATER FEE	水費	-	-	-	-	-	-	-	-
EXPENSES :	支出小計:	336,044.77	277,903.28	320,586.85	332,328.69	456,171.34	402,284.80	2,125,319.73	2,425,106.89
MANAGER'S REMUNERATION (5%)	經理費	16,802.24	13,895.16	16,029.34	16,616.43	22,808.57	20,114.24	106,265.98	121,255.36
TRANSFER TO SINKING FUND (5%)	撥入維修基金	16,802.24	13,895.16	16,029.34	16,616.43	22,808.57	20,114.24	106,265.98	121,255.36
APPORTIONMENT OF COMMON AREAS EXP.	公共地方費用分攤	27,346.41	28,572.71	27,147.33	30,791.56	28,950.64	13,072.12	155,880.77	165,525.10
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	379,792.86	396,353.11	530,739.12	455,585.40	2,493,732.46	2,833,142.71
SURPLUS / (DEFICIT) FOR THE PERIOD	本期盈餘/(赤字)	125,934.14	180,637.24	134,371.74	135,465.44	(16,815.12)	204,952.19	764,545.63	281,771.19
FURTHER CONTRIBUTED BY OWNERS	赤字收入	-	-	-	-	-	-	-	-
RETAINED SURPLUS / (DEFICIT)	承上年盈餘/赤字	2,658,375.02	2,784,309.16	2,964,946.40	3,099,318.14	3,234,783.58	3,217,968.46	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	3,099,318.14	3,234,783.58	3,217,968.46	3,422,920.65	3,422,920.65	2,132,577.38

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:	AUDITED	FEB.2020	MAR.2020	APR.2020	MAY.2020	JUN.2020	1-6/2020 TOTAL HK\$	1-6/2019 TOTAL HK\$
		BADMINTON INCOME	羽毛球收入	-	-	-	-	-	-
BICYCLE INCOME	單車費收入	-	-	-	97,000.00	600.00	220.00	97,820.00	97,425.00
ELECTRICITY CHG. RECOVERED	電費收入	-	-	-	-	-	-	-	-
INSURANCE COMPENSATION	保險費賠償	-	-	-	-	-	-	-	-
LEGAL FEE RECOVERED	訴訟費收入	-	-	-	-	-	-	-	-
EMPLOYMENT SUPPORT SCHEME-WAGE SUBSIDIES	僱員薪津貼-工資補貼	-	-	-	-	-	81,313.23	81,313.23	-
SUNDRY INCOME	什項收入	30.00	105.00	-	-	60.00	120.00	315.00	60.00
SWIMMING POOL INCOME	泳池費收入	-	-	-	-	-	-	-	-
TELECOM STATION INCOME	電話發射台收入	-	-	-	-	-	-	-	-
TENNIS COURT INCOME	網球費收入	-	-	-	-	-	-	-	-
		30.00	105.00	-	97,000.00	660.00	81,653.23	179,448.23	97,485.00
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	76,835.97	76,835.97	79,949.50	79,949.50	467,242.88	441,429.58
DEPRECIATION	折舊	-	-	-	-	-	-	-	-
ELECTRICITY	電費	8,268.80	7,662.30	6,517.70	4,136.20	4,351.80	4,460.10	35,296.90	46,135.80
EMPLOYEE BENEFITS COST :	員工薪酬:	-	-	-	-	-	-	-	-
SECURITY GUARDS' SALARIES	薪金-保安	37,115.60	34,932.86	37,583.92	40,651.69	39,997.44	41,499.35	231,780.86	265,319.83
SECURITY GUARDS' MPF	強積金-保安	1,721.03	1,409.85	1,460.25	1,461.79	1,867.78	1,673.89	9,594.59	11,098.31
WATCHMEN/CARETAKERS' SALARIES	薪金	26,834.30	24,503.97	27,783.18	30,744.70	31,028.02	31,486.34	172,380.51	210,444.34
WATCHMEN/CARETAKERS' MPF	強積金	639.51	586.45	604.45	606.54	1,288.81	896.74	4,622.50	5,250.21
FESTIVAL DECORATION	節日裝飾	16,995.00	-	-	-	-	-	16,995.00	13,760.00
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	-	-	-	-	-	-	-	18,000.00
GARDENING EXP/LANDSCAPE	園藝費	-	-	-	9,600.00	-	2,400.00	12,000.00	1,625.00
INSURANCE	保險費	-	-	10,734.01	-	-	-	10,734.01	9,692.31
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 WORK	水電維修工程等等	25,370.00	53,980.00	139,450.00	139,721.00	60,956.05	81,992.00	501,469.05	747,561.00
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEK)	水電維修保養(廣壽月)	-	-	-	-	-	-	-	-
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	799.98	799.98
SWIMMING POOL	泳池保養	3,380.00	-	-	-	-	3,380.00	6,760.00	63,380.00
WALKIE TALKIE	無線電對講機	-	-	-	-	-	-	-	-
SECURITY CHG	保安費	-	-	-	-	-	-	-	-
SUNDRY EXPENSES	什項支出	628.50	1,868.50	9,206.50	2,104.76	2,432.92	1,715.02	17,956.20	1,414.70
TELEPHONE / BROADBAND	電話費/上網	51.25	51.00	51.25	51.25	51.25	51.25	307.25	292.50
T5 ENERGY SAVING	T5節能管	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	制服	-	-	-	-	-	-	-	-
WATER FEE	水費	-	-	-	-	9,887.20	-	9,887.20	19,720.00
EXPENSES :	支出:	197,973.29	201,964.23	310,360.56	306,047.23	231,944.10	249,637.52	1,497,926.93	1,855,923.56
MANAGER'S REMUNERATION (5%)	經理費	9,898.66	10,098.21	15,518.03	15,302.36	11,597.21	12,481.88	74,896.35	92,796.17
TRANSFER TO SINKING FUND (5%)	撥入維修基金	9,898.66	10,098.21	15,518.03	15,302.36	11,597.21	12,481.88	74,896.35	92,796.17
APPORTIONED COMMON AREAS EXP.	公共地方費用分攤	3,646.19	3,809.69	3,619.65	4,105.54	3,860.08	1,742.95	20,784.10	22,070.00
TOTAL EXPENSES	總支出	221,416.80	225,970.34	345,016.27	340,757.49	258,998.60	276,344.23	1,668,503.73	2,063,585.90
NET EXPENSES	淨支出	(221,386.80)	(225,865.34)	(345,016.27)	(243,757.49)	(258,338.60)	(194,691.00)	(1,489,055.50)	(1,966,100.90)
APPORTIONMENT OF RETAINED AREAS EXPENSES:									
BLOCK A	1,988	(15,025.16)	(15,329.11)	(23,415.69)	(16,543.42)	(17,533.02)	(13,213.36)	(101,059.76)	(133,436.04)
BLOCK B	1,988	(15,025.16)	(15,329.11)	(23,415.69)	(16,543.42)	(17,533.02)	(13,213.36)	(101,059.76)	(133,436.04)
BLOCK C	1,988	(15,025.16)	(15,329.11)	(23,415.69)	(16,543.42)	(17,533.02)	(13,213.36)	(101,059.76)	(133,436.04)
BLOCK D	1,988	(15,025.16)	(15,329.11)	(23,415.69)	(16,543.42)	(17,533.02)	(13,213.36)	(101,059.76)	(133,436.04)
BLOCK E	1,648	(12,455.46)	(12,707.43)	(19,410.99)	(13,714.06)	(14,534.41)	(10,953.53)	(83,775.88)	(110,614.98)
BLOCK F	1,648	(12,455.46)	(12,707.43)	(19,410.99)	(13,714.06)	(14,534.41)	(10,953.53)	(83,775.88)	(110,614.98)
BLOCK G	1,648	(12,455.46)	(12,707.43)	(19,410.99)	(13,714.06)	(14,534.41)	(10,953.53)	(83,775.88)	(110,614.98)
BLOCK H	1,648	(12,455.46)	(12,707.43)	(19,410.99)	(13,714.06)	(14,534.41)	(10,953.53)	(83,775.88)	(110,614.98)
BLOCK I	2,458	(18,577.38)	(18,953.20)	(28,951.59)	(20,454.59)	(21,678.15)	(16,337.24)	(124,952.15)	(164,982.80)
BLOCK J	2,458	(18,577.38)	(18,953.20)	(28,951.59)	(20,454.59)	(21,678.15)	(16,337.24)	(124,952.15)	(164,982.80)
BLOCK K	2,458	(18,577.38)	(18,953.20)	(28,951.59)	(20,454.59)	(21,678.15)	(16,337.24)	(124,952.15)	(164,982.80)
BLOCK L	2,458	(18,577.38)	(18,953.20)	(28,951.59)	(20,454.59)	(21,678.15)	(16,337.24)	(124,952.15)	(164,982.80)
BLOCK M	2,458	(18,577.38)	(18,953.20)	(28,951.59)	(20,454.59)	(21,678.15)	(16,337.24)	(124,952.15)	(164,982.80)
BLOCK N	2,458	(18,577.38)	(18,953.20)	(28,951.59)	(20,454.59)	(21,678.15)	(16,337.24)	(124,952.15)	(164,982.80)
業權份數	29,292	(221,386.80)	(225,865.34)	(345,016.27)	(243,757.49)	(258,338.60)	(194,691.00)	(1,489,055.50)	(1,966,100.90)

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

INCOME:	收入項目:	JAN.2020	AUDITED	MAR.2020	APR.2020	MAY.2020	JUN.2020	1-6/2020 TOTAL	1-6/2019 TOTAL
								HK\$	HK\$
BANK INT. INC.	銀行利息收入	-	-	-	-	-	-	-	-
INSURANCE COMPENSATION	保險賠償	-	-	-	-	-	-	-	-
EMPLOYMENT SUPPORT SCHEME-WAGE SUBSIDY	僱就業計劃-工資補貼	-	-	-	-	-	111,636.57	111,636.57	-
SUNDRY INCOME	什項收入	-	-	-	-	-	-	-	-
		-	-	-	-	-	111,636.57	111,636.57	-
LESS : EXPENSES	支出項目:								
AUDIT FEE	核數費	-	-	-	-	-	-	-	-
BANK CHARGES	銀行費用	839.00	843.50	846.50	2,007.00	850.50	849.00	6,235.50	6,190.00
CLEANING EXP.	清潔費	37,803.70	37,803.70	37,803.70	37,803.70	39,358.90	39,358.90	229,932.60	212,781.04
DEBRIS REMOVAL CHG.	泥頭費	-	-	-	-	-	-	-	-
DEPRECIATION	折舊	-	-	-	-	-	-	-	-
ELECTRICITY	電費	2,951.60	2,949.10	2,394.70	1,175.00	1,369.60	1,428.50	12,268.50	16,272.20
EMPLOYEE BENEFITS COST :	員工薪酬:								
SECURITY GUARDS' SALARIES	薪金-保安	37,115.60	34,932.87	37,583.92	40,651.68	39,997.44	41,499.35	231,780.86	265,319.80
SECURITY GUARDS' MPF	強積金-保安	1,721.03	1,409.84	1,460.25	1,461.78	1,867.78	1,673.88	9,594.56	11,098.26
WATCHMEN / CARETAKERS' SALARIES	薪金	51,755.33	49,420.62	52,699.83	55,661.35	55,951.13	56,403.00	321,891.26	357,893.42
WATCHMEN / CARETAKERS' MPF	強積金	869.58	816.42	834.42	836.51	1,518.92	1,126.70	6,002.55	6,585.32
FESTIVAL DECORATION	節日裝飾	-	-	-	-	-	-	-	-
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	-	-	-	-	2,048.00	-	2,048.00	-
GARDENING EXP / LANDSCAPE	園藝費	-	-	-	-	-	-	-	-
GOVERNMENT RENT	地稅	-	-	-	-	-	-	-	-
INSURANCE	保險費	-	-	6,132.97	-	1,393.14	-	7,526.11	6,370.79
LEGAL FEE	訴訟費	-	-	-	-	-	-	-	-
PROFESSIONAL FEE	專業費用	-	-	-	-	-	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG (維修保養:								
CP EQUIPMENT	車場設備	4,174.86	4,174.86	4,174.86	4,174.86	4,174.86	4,174.86	25,049.16	23,194.80
DRAINAGE, WATER PIPES, PUMPS & ELEC.	水電維修工程等等	8,800.00	20,700.00	1,200.00	-	-	3,368.00	34,068.00	18,000.00
DRAINAGE, WATER PIPES, PUMPS & ELEC.	水電維修保養(廣辦月)	-	-	-	-	-	-	-	-
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	800.34	800.34
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	1,231.50	23,864.00	8,358.50	11,506.90	48,047.00	1,470.00
TELEPHONE / BROADBAND	電話/上網	1,436.25	1,033.00	1,033.25	1,846.25	1,436.25	1,033.25	7,818.25	5,206.50
T5 ENERGY SAVING	T5節能管	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	制服及洗衣費	-	-	-	-	-	1,007.00	1,007.00	-
OWNERS' COMMITTEE EXP.	業主立案法團費用	17,000.00	17,000.00	17,000.00	17,000.00	17,000.00	17,150.00	102,150.00	72,000.00
EXPENSES :	支出:	165,735.84	173,167.90	164,529.29	186,615.52	175,458.41	180,712.73	1,046,219.69	1,003,182.47
MANAGER'S REMUNERATION (5%)	經理費	8,286.79	8,658.40	8,226.46	9,330.78	8,772.92	9,035.64	52,310.99	50,159.12
TRANSFER TO SINKING FUND (5%)	撥入維修基金	8,286.79	8,658.40	8,226.46	9,330.78	8,772.92	9,035.64	52,310.99	50,159.12
TOTAL EXPENSES	總支出	182,309.42	190,484.70	180,982.21	205,277.08	193,004.25	198,784.01	1,150,841.67	1,103,500.71
NET EXPENSES	淨支出	182,309.42	190,484.70	180,982.21	205,277.08	193,004.25	87,147.44	1,039,205.10	1,103,500.71
APPORTIONMENT OF COMMON AREA EXPENSES	公共地方費用分攤								
DOMESTIC UNITS (10%)	住宅	18,230.94	19,048.47	18,098.22	20,527.71	19,300.43	8,714.74	103,920.51	110,350.08
CAR PARKS (15%)	車場	27,346.41	28,572.71	27,147.33	30,791.56	28,950.64	13,072.12	155,880.77	165,525.10
COMMERCIAL COMPLEX (73%)	商場	133,085.88	139,053.83	132,117.01	149,852.27	140,893.10	63,617.63	758,619.72	805,555.53
RETAINED AREAS (2%)	休憩,運動地方	3,646.19	3,809.69	3,619.65	4,105.54	3,860.08	1,742.95	20,784.10	22,070.00
		182,309.42	190,484.70	180,982.21	205,277.08	193,004.25	87,147.44	1,039,205.10	1,103,500.71

ST11
BELAIR GARDENS
COMMERCIAL CENTRE
STATEMENT OF COMPREHENSIVE INCOME
(FORMERLY KNOWN AS INCOME STATEMENT)

(未經審核)
富豪花園
商場
綜合收益表
(前稱收支報告表)

INCOME:	收入項目:	JAN.2020	FEB.2020	MAR.2020	APR.2020	MAY.2020	JUN.2020	1-6/2020 TOTAL HK\$	1-6/2019 TOTAL HK\$
	ADDED								
MANAGEMENT FEE	管理費收入	498,648.00	498,648.00	498,648.00	498,648.00	498,648.00	498,648.00	2,991,888.00	2,991,888.00
BANK INTEREST INCOME	銀行利息收入	4,708.34	-	-	17,407.21	-	-	22,115.55	20,178.46
D.R.CHG.RECOVERED	淤泥頭費收入	-	-	-	-	-	-	-	-
ELECTRICITY CHG. RECOVERED	電費收入	-	-	-	-	-	-	-	2,700.00
INSURANCE COMPENSATION	保險費賠償	-	-	-	-	-	-	-	-
LEGAL FEE RECOVERED	訴訟費收入	-	-	-	-	-	-	-	-
EMPLOYMENT SUPPORT SCHEME-WAGE SUBSIDIES	僱傭業計劃-工資補貼	-	-	-	-	-	175,101.83	175,101.83	-
SUNDRY INCOME	什項收入	7.50	159.63	190.56	(62.50)	-	4,000.00	4,295.19	195.52
TELECOM STATION INCOME	電訊站收入	38,850.00	38,850.00	38,850.00	38,850.00	38,850.00	38,850.00	233,100.00	233,100.00
LESS: PROPERTY TAX ON TELECOM INC.	派/收回物業稅	-	-	-	-	-	-	-	-
WATER CHG. RECOVERED	水費收入	-	-	-	-	-	-	-	7.50
		542,213.84	537,657.63	537,688.56	554,842.71	537,498.00	716,599.83	3,426,500.57	3,248,069.48
LESS: EXPENSES	支出項目:								
AUDIT FEE	核數費	-	-	-	-	-	-	-	-
CLEANING EXP.	清潔費	50,488.45	79,770.95	40,738.45	50,488.45	80,089.62	42,369.62	343,945.54	363,772.38
DEBRIS REMOVAL CHG.	淤泥頭費	1,652.50	1,391.25	937.50	1,482.50	1,751.25	1,830.00	9,045.00	8,941.09
DEPRECIATION	折舊	-	-	-	-	-	-	-	-
ELECTRICITY	電費	51,163.40	48,137.20	24,896.20	38,820.40	45,419.20	50,846.90	259,283.30	331,385.20
EMPLOYEE BENEFITS COST:	員工薪酬:								
SECURITY GUARDS' SALARIES	薪金-保安	18,557.80	17,466.43	18,791.96	20,325.85	19,998.72	20,749.67	115,890.43	132,659.91
SECURITY GUARDS' MPF	強積金-保安	860.51	704.93	730.12	730.89	933.89	836.94	4,797.28	5,549.16
WATCHMEN/CARETAKERS' SALARIES	薪金	50,941.65	51,036.10	50,862.15	51,040.63	51,057.81	50,650.40	305,588.74	292,972.03
WATCHMEN/CARETAKERS' MPF	強積金	2,547.07	2,551.82	2,543.11	2,552.05	2,552.90	2,087.62	14,834.57	14,648.62
FESTIVAL DECORATION	節日裝飾	8,990.00	-	-	-	-	-	8,990.00	11,364.38
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	-	-	-	9,600.00	-	-	9,600.00	1,508.76
GARDENING EXP / LANDSCAPE	園藝費	-	-	-	-	-	-	-	400.00
GOVERNMENT RENT	地稅	3,532.50	-	-	3,487.50	-	-	7,020.00	7,020.00
INSURANCE	保險費	-	-	27,660.88	-	-	-	27,660.88	16,192.73
LEGAL FEE	訴訟費	-	-	-	-	-	-	-	-
MGT OFFICE CHG.	管理處支出	13,264.67	11,015.00	12,139.66	12,139.66	12,139.66	12,139.66	72,838.31	74,606.00
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	26,980.00	14,980.00	14,980.00	39,180.00	126,080.00	97,760.00
DIESEL GENERATOR	發電機	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	14,060.00	19,560.00	6,600.00
DRAINAGE, WATER PIPES, PUMPS & ELEC.,REPAIR WORKS	水電維修工程等等	233,286.25	227,191.25	73,375.00	107,005.99	24,760.00	67,497.50	733,115.99	474,597.09
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEN)	水電保養費(廣源月費)	5,562.50	5,562.50	5,562.50	5,562.50	5,562.50	5,562.50	33,375.00	31,500.00
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	48,000.00	48,000.00
LIFTS	升降機	19,250.00	19,540.00	43,250.00	19,250.00	19,540.00	19,250.00	140,080.00	152,960.00
SECURITY / CCTV SYSTEM	保安系統/閉路電視	133.33	133.33	133.33	133.33	133.33	133.33	799.98	799.98
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	6,256.20	5,039.91	6,420.53	7,072.35	39,176.92	39,721.23
TELEPHONE / BROADBAND	電話費/上網	52.26	52.23	52.19	52.26	52.26	52.26	313.46	434.72
TS ENERGY SAVING	TS節能管	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	制服及洗衣費	4,091.13	-	60.00	-	2,552.75	825.75	7,529.63	4,239.13
WATER FEE	水費	-	-	-	-	5,660.70	-	5,660.70	10,579.80
EXPENSES:	支出小計:	497,165.31	494,309.63	344,069.25	351,791.92	302,705.12	343,144.50	2,333,185.73	2,128,352.21
MANAGER'S REMUNERATION (5%)	經理費	24,858.27	24,715.48	17,203.46	17,589.60	15,135.26	17,157.23	116,659.30	106,417.62
TRANSFER TO SINKING FUND (5%)	撥入維修基金	24,858.27	24,715.48	17,203.46	17,589.60	15,135.26	17,157.23	116,659.30	106,417.62
APPORTIONMENT OF COMMON AREAS EXP.	公共地方費用分攤	133,085.88	139,053.83	132,117.01	149,852.27	140,893.10	63,617.63	758,619.72	805,555.53
REPAIRS	更換樓梯鐵窗	-	-	-	-	-	-	-	-
TOTAL EXPENSES	總支出	679,967.73	682,794.42	510,593.18	536,823.39	473,868.74	441,076.59	3,325,124.05	3,146,742.98
SURPLUS / (DEFICIT) FOR THE PERIOD	本期盈餘/(赤字)	(137,753.89)	(145,136.79)	27,095.38	18,019.32	63,629.26	275,523.24	101,376.52	101,326.50
FURTHER CONTRIBUTED BY LANDLORD	赤字收入	-	-	-	-	-	-	-	236,820.75
RETAINED SURPLUS / (DEFICIT)	或上年度結存	(4,450.27)	(142,204.16)	(287,340.95)	(260,245.57)	(242,226.25)	(178,596.99)	(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)	(260,245.57)	(242,226.25)	(178,596.99)	96,926.25	96,926.25	101,326.50