BELAIR GARDENS 富豪花園
STATEMENT OF FINANCIAL POSITION
財務狀況表 - 31.10.2020

		UNAUDITED HK$	31/12/2019 AUDITED HK$
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
		925,820.41	918,310.41
CURRENT ASSETS	**流動資產**		
Inventories	存貨	15,831.90	31,166.10
Management fee income receivable	應收管理費	1,396,858.00	1,816,629.00
Other receivable	其他應收帳款	5,546.30	8,437.06
Amount due from the building manager	管理公司往來帳	-	38,295.56
Fixed deposits	銀行定期存款	34,254,742.99	31,633,403.29
Bank balance	銀行結餘	8,087,340.60	5,068,968.31
Cash in hand	現金結餘	72,788.00	15,000.00
		43,833,107.79	38,611,899.32
CURRENT LIABILITIES	**流動負債**		
Accrued expenses	應付款項	3,313,208.30	4,260,469.48
Amount due to the building manager	管理公司往來帳	1,652,049.38	-
Decoration deposits received	裝修按金	902,100.00	866,600.00
Debris removal deposits received	清泥頭按金	393,000.00	348,000.00
Management fee income received in advance	預繳管理費	467,466.00	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	160,860.00	143,640.00
NET CURRENT ASSETS	**淨流動資產**	6,995,083.68	6,099,592.48
NET ASSETS	**淨資產**	36,838,024.11	32,512,306.84
		37,763,844.52	33,430,617.25
BUILDING OWNERS' FUNDS	**大廈業主資金分列**		
Management fee deposits received	管理費按金	5,049,868.98	4,996,361.98
Public utility deposits received	公共水電按金	666,180.74	664,180.74
Sinking fund	維修基金	24,419,248.20	22,725,297.66
Accumulated surplus / (deficit) *	累積盈餘/(赤字)*	7,628,546.60	5,044,776.87
TOTAL EQUITY	**權益總額**	37,763,844.52	33,430,617.25

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

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

Authourized Signature
3rd December, 2020

ST11
BELAIR GARDENS
Accumented Surplus / (Deficit) as at 31.10.2020

	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)	731,227.29	670,554.58	343,707.46	102,602.36	87,978.43	98,089.98	(204,683.13)	507,097.65	176,460.64	653,628.68	108,735.80	807,628.44	852,017.20	4,730,140.49	(236,820.75)	1,850,806.19	6,344,125.93
Surplus/(Deficit) for the year 2019:	128,915.08	(61,717.28)	102,109.65	90,286.77	37,609.03	213,595.52	(161,792.55)	(128,428.47)	(183,635.25)	(240,187.05)	(922,778.17)	(923,871.68)	(292,899.87)	4,505.90	(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)	(269,149.49)	(815,135.88)	514,728.57	856,523.10	2,390,852.12	(4,450.27)	2,658,375.02	5,044,776.87
Surplus/(Deficit) for the period 1-10/2020:	233,038.92	58,869.30	211,634.03	166,883.21	168,741.51	291,094.37	(31,052.27)	202,631.05	(7,869.48)	81,366.51	447,130.15	360,222.35	(195,091.01)	22,399.69	2,008,998.33	(269,840.22)	844,611.62	2,583,769.73
Balance as at 31/10/2020	156,049.11	728,379.31	984,298.26	600,877.44	308,952.90	592,668.32	(94,754.84)	(130,480.55)	315,592.92	17,640.10	177,980.66	(454,913.53)	318,637.56	878,922.79	4,399,850.45	(274,290.49)	3,502,986.64	7,628,546.60

ST11
BELAIR GARDENS
Sinking Fund as at 31.10.2020

	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	1,078,144.35	1,089,459.35	1,098,774.78	1,054,780.21	1,070,117.00	1,041,236.86	1,076,560.09	1,089,173.85	1,110,212.44	965,816.03	997,906.95	1,081,343.38	1,091,356.64	14,982,074.08	1,193,711.47	673,765.93	2,174,123.95	1,708,065.13	20,731,740.56
Add: T/R from MGT Fee for the year 2019:	90,653.10	94,428.38	89,908.90	89,610.29	85,571.00	82,714.23	97,267.21	99,891.02	90,892.74	95,996.19	85,149.33	91,147.08	91,908.86	78,191.61	1,263,329.94	225,217.02	233,835.33	174,128.97	97,045.84	1,993,557.10
Balance as at 31/12/2019 and 1/1/2020	1,227,845.24	1,172,572.74	1,179,368.25	1,188,385.07	1,140,351.21	1,152,831.23	1,138,504.07	1,176,451.11	1,180,066.59	1,206,208.63	1,050,965.36	1,089,054.03	1,173,252.24	1,169,548.25	16,245,404.02	1,418,928.49	907,601.26	2,348,252.92	1,805,110.97	22,725,297.66
Add: T/R from MGT Fee for for the period 1-10/2020:	77,487.89	83,062.51	76,238.66	76,710.97	72,303.93	70,717.62	84,139.82	77,129.86	85,305.82	78,311.36	70,276.53	72,690.78	85,019.59	72,223.48	1,081,618.82	203,850.34	191,391.27	127,996.81	89,093.30	1,693,950.54
Balance as at 31/10/2020	1,305,333.13	1,255,635.25	1,255,606.91	1,265,096.04	1,212,655.14	1,223,548.85	1,222,643.89	1,253,580.97	1,265,372.41	1,284,519.99	1,121,241.89	1,161,744.81	1,258,271.83	1,241,771.73	17,327,022.84	1,622,778.83	1,098,992.53	2,476,249.73	1,894,204.27	24,419,248.20

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

MANAGED BY BELAIR GARDEN MANAGEMENT COMPANY LIMITED

STATEMENT OF COMPREHENSIVE INCOME

綜合收益表 - 1-10/2020

(FORMERLY KNOWN AS INCOME STATEMENT)

（前稱收支報告表）

(未經審核)

INCOME :	收入項目:	BLOCK A HK$	BLOCK B HK$	BLOCK C HK$	BLOCK D HK$	BLOCK E HK$	BLOCK F HK$	BLOCK G HK$	BLOCK H HK$	BLOCK I HK$	BLOCK J HK$	BLOCK K HK$	BLOCK L HK$	BLOCK M HK$	BLOCK N HK$	TOTAL HK$	COMM HK$	CAR PARK HK$	GRAND TOTAL HK$
MANAGEMENT FEE	管理費收入	2,014,688.00	1,896,060.00	1,965,800.00	1,931,440.00	1,805,316.00	1,892,770.00	1,865,912.00	1,945,376.00	1,816,472.00	1,816,472.00	2,048,620.00	2,079,226.00	1,728,448.00	1,728,448.00	26,535,048.00	4,986,480.00	4,996,560.00	36,518,088.00
BANK INTEREST INCOME	銀行利息收入	38,833.74	38,833.74	38,833.74	38,833.74	38,833.74	38,833.74	38,833.74	38,833.74	38,833.74	38,833.74	38,833.74	38,833.74	38,833.74	38,833.74	543,672.36	38,833.74	38,833.60	621,339.70
D.R.CHG.RECOVERED	清泥頭費收入	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY CHG. RECOVERED	電費收入	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,300.00	3,300.00
INSURANCE COMPENSATION	保險賠償	-	67,100.00	-	-	-	-	-	-	171,421.25	106,121.25	61,400.00	-	65,025.00	-	471,067.50	-	-	471,067.50
LEGAL FEE RECOVERED	訴訟費收入	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EMPLOYMENT SUPPORT SCHEME-WAGE SUBSIDIES	保就業計劃-工資補助	73,888.77	73,888.77	73,888.77	73,888.77	73,888.77	73,888.77	73,888.77	73,888.77	73,888.77	73,888.77	73,888.77	73,888.77	73,888.77	73,888.77	1,034,442.78	175,101.83	146,999.59	1,356,544.20
SUNDRY INCOME	什項收入	4,983.44	4,983.44	4,983.44	4,983.44	4,983.44	4,983.44	4,983.44	4,983.44	5,754.94	6,412.94	7,983.44	4,983.44	5,656.44	7,657.44	78,316.16	8,295.19	20,509.15	107,120.50
TELECOM STATION INCOME	電訊站收入	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	355,500.00	143,500.00	499,000.00
LESS : PROPERTY TAX ON TELECOM INC.	減/收回物業稅	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(17,220.00)	(17,220.00)
WATER CHG. RECOVERED	水費收入	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		2,132,393.95	2,080,865.95	2,083,505.95	2,049,145.95	1,923,021.95	2,010,475.95	1,983,617.95	2,063,081.95	2,106,370.70	2,041,728.70	2,230,725.95	2,196,931.95	1,911,851.95	1,848,827.95	28,662,546.80	5,564,210.76	5,332,482.34	39,559,239.90
LESS : EXPENSES	支出項目:																		
AUDIT FEE	核數費	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CLEANING EXP.	清潔費	184,414.03	184,414.03	184,414.03	184,414.03	191,414.03	184,414.03	184,414.03	184,414.03	235,219.77	236,199.77	184,414.03	184,414.03	235,219.77	249,649.77	2,807,429.38	594,405.27	584,476.27	3,986,310.92
DEBRIS REMOVAL CHG.	清泥頭費	17,746.41	17,746.41	17,746.41	17,746.41	17,746.41	17,746.41	17,746.41	17,746.41	17,746.41	17,746.41	17,746.41	17,746.41	17,746.41	17,746.41	248,449.74	17,746.43	17,746.33	283,942.50
DEPRECIATION	折舊	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY	電費	51,826.20	42,932.50	55,925.80	47,391.40	38,906.10	43,040.70	49,771.80	42,375.80	75,089.30	78,791.30	45,363.60	38,231.70	71,452.60	72,100.00	753,198.80	517,052.80	195,863.60	1,466,115.20
EMPLOYEE BENEFITS COST :	員工福利:																		
SECURITY GUARDS' SALARIES	薪金 - 保安	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	209,650.91	628,952.71	838,603.62
SECURITY GUARDS' MPF	強積金 - 保安	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,329.89	24,989.67	33,319.56
WATCHMEN/CARETAKERS' SALARIES	薪金	657,287.02	657,287.02	657,287.02	657,287.02	657,287.02	657,287.02	657,287.02	657,287.02	657,287.02	657,287.02	657,287.02	657,287.02	657,287.02	657,286.92	9,202,018.18	539,268.66	647,592.78	10,388,879.62
WATCHMEN/CARETAKERS' MPF	強積金	18,419.76	18,419.76	18,419.76	18,419.76	18,419.76	18,419.76	18,419.76	18,419.76	18,419.76	18,419.76	18,419.76	18,419.76	18,419.76	18,419.79	257,876.67	24,050.51	26,808.03	308,735.21
FESTIVAL DECORATION	節日裝飾	2,090.00	2,090.00	2,090.00	2,090.00	2,090.00	2,090.00	2,090.00	2,090.00	2,090.00	2,090.00	2,090.00	2,090.00	2,090.00	2,090.00	29,260.00	12,708.00	15,635.00	57,603.00
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	579.14	159.14	579.14	159.14	159.14	579.14	159.14	579.14	159.14	159.14	579.14	159.14	1,239.14	159.18	5,408.00	15,800.00	2,220.00	23,428.00
GARDENING EXP / LANDSCAPE	園藝費	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	400.00	400.00	1,800.00	1,800.00	400.00	400.00	19,600.00	-	-	19,600.00
GOVERNMENT RENT	地稅	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13,995.00	5,130.00	19,125.00
INSURANCE	保險費	14,216.06	14,216.06	14,216.06	14,216.06	14,216.06	14,216.06	14,216.06	14,216.06	14,216.06	14,216.06	14,216.06	14,216.06	14,216.06	14,216.36	199,025.14	27,660.88	18,149.34	244,835.36
LEGAL FEE	訴訟費	30.00	-	50.00	-	40.00	-	-	-	120.00	-	-	-	35,000.00	-	35,240.00	-	630.00	35,870.00
MGT OFFICE CHG.	管理處支出	8,671.15	8,671.15	8,671.15	8,671.15	8,671.15	8,671.15	8,671.15	8,671.15	8,671.15	8,671.15	8,671.15	8,671.15	8,671.15	8,671.15	121,396.10	121,396.95	121,396.95	364,190.00
PROFESSIONAL FEE	專業費用	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG OF:	維修保養:																		
AIR-CONDITIONING	冷氣費	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	250,300.00	-	250,300.00
CP EQUIPMENT	車場設備	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	56,321.20	56,321.20
DIESEL GENERATOR	發電機	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	23,960.00	-	23,960.00
DRAINAGE, WATER PIPES, PUMPS & ELEC.,REPAIR WORKS	水電維修工程等等	406,192.39	527,028.39	370,137.39	380,687.39	297,372.39	279,022.39	523,742.39	395,662.39	442,604.69	296,247.29	262,007.29	324,207.49	395,969.89	170,696.81	5,071,578.58	1,240,964.29	1,337,950.98	7,650,493.85
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEN)	水電保養費(廣聯月費)	55,625.00	55,625.00	55,625.00	55,625.00	55,625.00	55,625.00	55,625.00	55,625.00	55,625.00	55,625.00	55,625.00	55,625.00	55,625.00	55,625.00	778,750.00	55,625.00	55,625.00	890,000.00
FIRE FIGHTING SYSTEM	消防保養	6,500.00	6,500.00	6,500.00	18,500.00	6,500.00	6,500.00	6,500.00	6,500.00	29,100.00	26,750.00	12,000.00	6,200.00	29,100.00	24,850.00	192,000.00	80,000.00	15,000.00	287,000.00
LIFTS	升降機	89,580.00	89,580.00	89,580.00	89,580.00	93,500.00	89,580.00	89,000.00	89,000.00	99,380.00	99,380.00	89,580.00	89,580.00	99,380.00	98,800.00	1,295,500.00	236,840.00	-	1,532,340.00
SECURITY / CCTV SYSTEM	保安系統/閉路電視	1,333.30	1,333.30	1,333.30	2,733.30	7,833.30	1,333.30	2,233.30	1,333.30	2,233.30	7,833.30	2,733.30	1,333.30	11,833.30	7,833.30	53,266.20	1,333.30	45,933.30	100,532.80
SMATV SYSTEM	衛星電視	7,100.53	7,100.53	7,100.53	7,100.53	6,946.33	6,946.33	6,946.33	6,946.33	14,702.18	11,102.18	6,638.53	6,638.53	11,102.18	11,098.96	117,470.00	-	-	117,470.00
SWIMMING POOL	泳池保養	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	無線電對講機	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY CHG	保安費	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUNDRY EXPENSES	什項支出	16,620.35	16,620.43	23,571.10	18,071.70	17,317.23	17,354.49	34,447.63	30,204.23	23,326.16	25,582.49	16,532.83	17,369.83	25,912.90	25,099.03	308,030.40	70,765.58	16,358.72	395,154.70
TELEPHONE / BROADBAND	電話費/上網	2,172.71	2,172.71	2,172.71	2,172.71	2,172.71	2,172.71	2,172.71	2,172.71	2,172.71	2,172.71	2,272.73	2,272.73	2,172.71	2,172.95	30,618.22	480.81	3,516.32	34,615.35
T5 ENERGY SAVING	T5節能管	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	制服及洗衣費	7,553.63	7,553.63	7,553.63	7,553.63	7,553.63	7,553.63	7,553.63	7,553.63	7,553.63	7,553.63	7,553.63	7,553.63	7,553.63	7,553.63	105,750.82	7,529.63	7,529.55	120,810.00
WATER FEE	水費	-	-	-	-	508.10	-	-	-	-	-	-	-	-	-	508.10	7,142.60	-	7,650.70
EXPENSES :	支出小計:	1,549,757.68	1,661,250.06	1,524,773.03	1,534,219.23	1,446,078.36	1,414,352.12	1,682,796.36	1,542,596.96	1,706,116.28	1,566,227.21	1,405,530.48	1,453,815.78	1,700,391.52	1,444,469.26	21,632,374.33	4,077,006.51	3,827,825.75	29,537,206.59
MANAGER'S REMUNERATION (5%)	經理費	77,487.89	83,062.51	76,238.66	76,710.97	72,303.93	70,717.62	84,139.82	77,129.86	85,305.82	78,311.36	70,276.53	72,690.78	85,019.59	72,223.48	1,081,618.82	203,850.34	191,391.27	1,476,860.43
TRANSFER TO SINKING FUND (5%)	撥入維修基金	77,487.89	83,062.51	76,238.66	76,710.97	72,303.93	70,717.62	84,139.82	77,129.86	85,305.82	78,311.36	70,276.53	72,690.78	85,019.59	72,223.48	1,081,618.82	203,850.34	191,391.27	1,476,860.43
APPORTIONMENT OF COMMON AREAS EXP.	公共地方費用分攤	13,202.99	13,202.99	13,202.99	13,202.99	13,202.99	13,202.99	13,202.99	13,202.99	13,202.99	13,202.99	13,202.99	13,202.99	13,202.99	13,202.74	184,841.61	1,349,343.79	277,262.43	1,811,447.83
APPORTIONMENT OF RETAINED AREAS EXP.	運動地方費用分攤	181,418.58	181,418.58	181,418.58	181,418.58	150,391.23	150,391.23	150,391.23	150,391.23	224,309.27	224,309.27	224,309.27	224,309.27	224,309.27	224,309.30	2,673,094.89	-	-	2,673,094.89
REPAIRS	更換樓層鐵窗	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BAD DEBT / (WRITTEN BACK)	壞賬/(收回)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	總支出	1,899,355.03	2,021,996.65	1,871,871.92	1,882,262.74	1,754,280.44	1,719,381.58	2,014,670.22	1,860,450.90	2,114,240.18	1,960,362.19	1,783,595.80	1,836,709.60	2,107,942.96	1,826,428.26	26,653,548.47	5,834,050.98	4,487,870.72	36,975,470.17
SURPLUS / (DEFICIT) FOR THE PERIOD	本期盈餘/(赤字)	233,038.92	58,869.30	211,634.03	166,883.21	168,741.51	291,094.37	(31,052.27)	202,631.05	(7,869.48)	81,366.51	447,130.15	360,222.35	(196,091.01)	22,399.69	2,008,998.33	(269,840.22)	844,611.62	2,583,769.73
FURTHER CONTRIBUTED BY OWNERS	赤字收入	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RETAINED SURPLUS / (DEFICIT)	承上年度結存	(76,989.81)	669,510.01	772,664.23	433,994.23	139,180.13	302,605.21	(63,702.57)	(333,111.60)	323,462.40	(63,726.41)	(269,149.49)	(815,135.88)	514,728.57	856,523.10	2,390,852.12	(4,450.27)	2,658,375.02	5,044,776.87
FIRE SERVICES WORKS	消防改善工程	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ACCUMULATED SURPLUS / (DEFICIT)	累積盈餘/(赤字)	156,049.11	728,379.31	984,298.26	600,877.44	307,921.64	593,699.58	(94,754.84)	(130,480.55)	315,592.92	17,640.10	177,980.66	(454,913.53)	318,637.56	878,922.79	4,399,850.45	(274,290.49)	3,502,986.64	7,628,546.60

ST11
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)

	JAN.2020	FEB.2020	MAR.2020	APR.2020	MAY.2020	JUN.2020	JUL.2020	AUG.2020	SEP.2020	OCT.2020	1-10/2020 TOTAL HK$	1-10/2019 TOTAL HK$
INCOME :												
收入項目:												
AUDITED												
MANAGEMENT FEE 管理費收入	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	4,996,560.00	4,996,560.00
BANK INTEREST INCOME 銀行利息收入	4,708.30	-	-	17,407.05	-	-	4,318.45	-	-	12,399.80	38,833.60	37,924.75
D.R.CHG.RECOVERED 清泥頭費收入	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY CHG. RECOVERED 電費收入	300.00	360.00	480.00	480.00	360.00	360.00	240.00	180.00	300.00	240.00	3,300.00	4,680.00
INSURANCE COMPENSATION 保險費賠償	-	-	-	-	-	-	-	-	-	-	-	57,660.00
LEGAL FEE RECOVERED 訴訟費收入	-	-	-	-	-	-	-	-	-	-	-	486.30
EMPLOYMENT SUPPORT SCHEME-WAGE SUBSIDIES 保就業計劃-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	1,920.00	890.00	3,620.00	960.00	20,509.15	20,047.25
TELECOM STATION INCOME 電訊站收入	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	143,500.00	143,500.00
LESS : PROPERTY TAX ON TELECOM INC. 減/收回物業稅	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(1,722.00)	(17,220.00)	(17,220.00)
	522,929.80	514,903.55	514,164.60	531,818.55	513,924.00	660,537.59	518,762.45	513,354.00	516,204.00	525,883.80	5,332,482.34	5,243,638.30
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	59,930.88	59,038.38	60,257.13	59,038.38	584,476.27	545,994.44
DEBRIS REMOVAL CHG. 清泥頭費	1,652.50	1,391.25	937.50	1,482.50	1,751.25	1,830.00	2,611.88	2,559.30	1,798.75	1,731.40	17,746.33	14,902.83
DEPRECIATION 折舊	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY 電費	21,985.40	20,471.40	20,242.00	16,710.20	17,609.20	17,986.80	20,119.20	17,397.90	21,643.70	21,697.80	195,863.60	220,654.80
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	66,292.77	64,474.46	78,424.38	72,089.81	628,952.71	628,848.94
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	2,366.42	2,668.88	2,852.59	2,709.92	24,989.67	25,980.55
WATCHMEN/CARETAKERS' SALARIES 薪金	60,609.74	60,710.63	60,537.25	60,715.17	60,738.84	60,324.93	59,080.13	60,744.54	99,403.48	64,728.07	647,592.78	577,775.20
WATCHMEN/CARETAKERS' MPF 強積金	2,804.46	2,809.62	2,800.97	2,809.85	2,810.89	2,345.43	2,289.76	2,365.80	3,280.93	2,490.32	26,808.03	26,404.63
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	19,080.75
GARDENING EXP / LANDSCAPE 園藝費	-	-	-	-	-	-	-	-	-	-	-	-
GOVERNMENT RENT 地稅	1,282.50	-	-	1,282.50	-	-	1,282.50	-	-	1,282.50	5,130.00	5,130.00
INSURANCE 保險費	-	-	18,149.34	-	-	-	-	-	-	-	18,149.34	19,196.82
LEGAL FEE 訴訟費	-	-	-	-	-	30.00	600.00	-	-	-	630.00	650.00
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	12,139.66	12,139.66	12,139.66	12,139.66	121,396.95	125,415.64
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	9,074.40	9,124.40	3,274.40	9,074.40	3,274.40	3,274.40	9,238.00	3,438.00	56,321.20	83,754.80
DRAINAGE, WATER PIPES, PUMPS & ELEC.,REPAIR WORKS 水電維修工程等等	86,801.25	57,290.25	64,475.00	99,929.45	215,146.13	164,169.40	197,478.00	230,901.25	118,944.00	102,816.25	1,337,950.98	1,535,693.73
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEN) 水電保養費(廣聯月費)	5,562.50	5,562.50	5,562.50	5,562.50	5,562.50	5,562.50	5,562.50	5,562.50	5,562.50	5,562.50	55,625.00	53,437.50
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	1,500.00	1,500.00	1,500.00	1,500.00	15,000.00	36,831.25
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	7,933.33	933.33	10,733.33	8,233.33	45,933.30	6,933.36
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	1,342.22	6,475.35	758.17	1,005.00	16,358.72	17,629.58
TELEPHONE / BROADBAND 電話費/上網	308.42	308.11	308.47	307.42	308.42	308.42	531.20	320.32	295.67	519.87	3,516.32	3,350.45
T5 ENERGY SAVING T5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	-	-	-	-	-	-	-	-	-	-	-	-
XPENSES : 支出小計:	336,044.77	277,903.28	320,586.85	332,328.69	456,171.34	402,284.80	444,334.85	470,356.07	426,832.29	360,982.81	3,827,825.75	3,965,792.62
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	22,216.74	23,517.80	21,341.61	18,049.14	191,391.27	198,289.65
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	22,216.74	23,517.80	21,341.61	18,049.14	191,391.27	198,289.65
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	29,222.24	29,178.70	33,073.01	29,907.71	277,262.43	267,367.18
REPAIRS 更換樓層鎖匙	-	-	-	-	-	-	-	-	-	-	-	-
BAD DEBT / (WRITTEN BACK) 壞賬/(收回)	-	-	-	-	-	-	-	-	-	-	-	-
OTAL EXPENSES 總支出	396,995.66	334,266.31	379,792.86	396,353.11	530,739.12	455,585.40	517,990.57	546,570.37	502,588.52	426,988.80	4,487,870.72	4,629,739.10
IRPLUS / (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	771.88	(33,216.37)	13,615.48	98,895.00	844,611.62	613,899.20
IRTHER CONTRIBUTED BY OWNERS 赤字收入	-	-	-	-	-	-	-	-	-	-	-	-
ITAINED SURPLUS / (DEFICIT) 承上年度結存	2,658,375.02	2,784,309.16	2,964,946.40	3,099,318.14	3,234,783.58	3,217,968.46	3,422,920.65	3,423,692.53	3,390,476.16	3,404,091.64	2,658,375.02	1,850,806.19
CUMULATED 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	3,423,692.53	3,390,476.16	3,404,091.64	3,502,986.64	3,502,986.64	2,464,705.39

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)

	AUDITED	FEB.2020	MAR.2020	APR.2020	MAY.2020	JUN.2020	JUL.2020	AUG.2020	SEP.2020	OCT.2020	1-10/2020 TOTAL HK$	1-10/2019 TOTAL HK$
INCOME : 收入項目:												
BADMINTON INCOME 羽毛球收入	-	-	-	-	-	-	-	-	-	-	-	-
BICYCLE INCOME 單車費收入	-	-	-	97,000.00	600.00	220.00	-	-	-	-	97,820.00	97,745.00
ELECTRICITY CHG.RECOVERED 電費收入	-	-	-	-	-	-	-	-	-	-	-	-
INSURANCE COMPENSATION 保險費賠償	-	-	-	-	-	-	-	-	-	-	-	18,800.00
LEGAL FEE RECOVERED 訴訟費收入	-	-	-	-	-	-	-	-	-	-	-	-
EMPLOYMENT SUPPORT SCHEME-WAGE SUBSIDIES 保就業計劃-工資補貼	-	-	-	-	-	81,313.23	-	-	-	-	81,313.23	-
SUNDRY INCOME 什項收入	30.00	105.00	-	-	60.00	120.00	95.00	260.00	-	-	670.00	120.00
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	-	97,000.00	660.00	81,653.23	95.00	260.00	-	-	179,803.23	116,665.00
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	79,949.50	79,949.50	79,949.50	79,949.50	787,040.88	748,773.46
DEPRECIATION 折舊	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY 電費	8,268.80	7,662.30	6,517.70	4,136.20	4,351.80	4,460.10	4,895.70	4,383.30	5,173.50	5,280.40	55,129.80	79,195.00
EMPLOYEE BENEFITS COST : 員工薪酬:	37,115.60	34,932.86	37,583.92	40,651.69	39,997.44	41,499.35	44,195.18	42,982.98	52,282.92	48,059.87	419,301.81	419,232.62
SECURITY GUARDS' SALARIES 薪金-保安	1,721.03	1,409.85	1,460.25	1,461.79	1,867.78	1,673.89	1,577.62	1,779.25	1,901.73	1,806.61	16,659.80	17,320.38
SECURITY GUARDS' MPF 強積金-保安	26,834.30	24,503.97	27,783.18	30,744.70	31,028.02	31,486.34	32,369.00	31,147.02	42,755.15	34,136.77	312,788.45	312,141.75
WATCHMEN/CARETAKERS' SALARIES 薪金	639.51	586.45	604.45	606.54	1,288.81	896.74	928.37	894.00	1,210.03	978.99	8,633.89	8,951.19
WATCHMEN/CARETAKERS' MPF 強積金	16,995.00	-	-	-	-	-	-	-	-	-	16,995.00	13,760.00
FESTIVAL DECORATION 節日裝飾	-	-	-	-	-	-	1,000.00	-	-	-	1,000.00	19,400.00
FURNITURE, FIXTURE & EQUIPMENT 傢俬設備	-	-	-	9,600.00	-	2,400.00	-	410.00	910.00	690.00	14,010.00	11,510.00
GARDENING EXP/LANDSCAPE 園藝費	-	-	10,734.01	-	-	-	-	-	-	-	10,734.01	9,738.50
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 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	205,050.00	69,463.00	41,500.00	54,110.00	871,592.05	1,025,982.12
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEN 水電維修保養(廣聯月	-	-	-	-	-	-	-	-	-	-	-	-
FIRE FIGHTING SYSTEM 消防保養	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY / CCTV SYSTEM 保安系統/閉路電視	133.33	133.33	133.33	133.33	133.33	133.33	3,333.33	133.33	133.33	133.33	4,533.30	1,333.30
SWIMMING POOL 泳池保養	3,380.00	-	-	-	-	3,380.00	-	-	-	-	6,760.00	183,380.00
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	689.92	1,449.92	1,727.12	689.92	22,513.08	20,698.94
TELEPHONE / BROADBAND 電話費/上網	51.25	51.00	51.25	51.25	51.25	51.25	51.00	51.25	51.25	51.25	512.00	547.74
T5 ENERGY SAVING T5節能管	-	-	-	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY 制服	-	-	-	-	-	-	-	-	-	-	-	-
WATER FEE 水費	-	-	-	-	-	-	-	-	-	-	-	-
EXPENSES : 支出:	197,973.29	201,964.23	310,360.56	306,047.23	231,944.10	249,637.52	374,039.62	232,643.55	229,439.43	225,886.64	2,559,936.17	2,899,935.10
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	18,701.98	11,632.18	11,471.97	11,294.33	127,996.81	144,996.74
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	18,701.98	11,632.18	11,471.97	11,294.33	127,996.81	144,996.74
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	3,896.30	3,890.50	4,409.73	3,987.70	36,968.33	35,648.95
TOTAL EXPENSES 總支出	221,416.80	225,970.34	345,016.27	340,757.49	258,998.60	276,344.23	415,339.88	259,798.41	256,793.10	252,463.00	2,852,898.12	3,225,577.53
NET EXPENSES 淨支出	(221,386.80)	(225,865.34)	(345,016.27)	(243,757.49)	(258,338.60)	(194,691.00)	(415,244.88)	(259,538.41)	(256,793.10)	(252,463.00)	(2,673,094.89)	(3,108,912.53)

APPORTIONMENT OF RETAINED AREAS EXPENSES: 十四座根據業權份數分攤

BLOCK A 1,988	(15,025.16)	(15,329.11)	(23,415.69)	(16,543.42)	(17,533.02)	(13,213.36)	(28,181.99)	(17,614.45)	(17,428.13)	(17,134.25)	(181,418.58)	(210,996.79)
BLOCK B 1,988	(15,025.16)	(15,329.11)	(23,415.69)	(16,543.42)	(17,533.02)	(13,213.36)	(28,181.99)	(17,614.45)	(17,428.13)	(17,134.25)	(181,418.58)	(210,996.79)
BLOCK C 1,988	(15,025.16)	(15,329.11)	(23,415.69)	(16,543.42)	(17,533.02)	(13,213.36)	(28,181.99)	(17,614.45)	(17,428.13)	(17,134.25)	(181,418.58)	(210,996.79)
BLOCK D 1,988	(15,025.16)	(15,329.11)	(23,415.69)	(16,543.42)	(17,533.02)	(13,213.36)	(28,181.99)	(17,614.45)	(17,428.13)	(17,134.25)	(181,418.58)	(210,996.79)
BLOCK E 1,648	(12,455.46)	(12,707.43)	(19,410.99)	(13,714.06)	(14,534.41)	(10,953.53)	(23,362.13)	(14,601.92)	(14,447.46)	(14,203.84)	(150,391.23)	(174,910.81)
BLOCK F 1,648	(12,455.46)	(12,707.43)	(19,410.99)	(13,714.06)	(14,534.41)	(10,953.53)	(23,362.13)	(14,601.92)	(14,447.46)	(14,203.84)	(150,391.23)	(174,910.81)
BLOCK G 1,648	(12,455.46)	(12,707.43)	(19,410.99)	(13,714.06)	(14,534.41)	(10,953.53)	(23,362.13)	(14,601.92)	(14,447.46)	(14,203.84)	(150,391.23)	(174,910.81)
BLOCK H 1,648	(12,455.46)	(12,707.43)	(19,410.99)	(13,714.06)	(14,534.41)	(10,953.53)	(23,362.13)	(14,601.92)	(14,447.46)	(14,203.84)	(150,391.23)	(174,910.81)
BLOCK I 2,458	(18,577.38)	(18,953.20)	(28,951.59)	(20,454.59)	(21,678.15)	(16,337.24)	(34,844.73)	(21,778.83)	(21,548.46)	(21,185.10)	(224,309.27)	(260,880.34)
BLOCK J 2,458	(18,577.38)	(18,953.20)	(28,951.59)	(20,454.59)	(21,678.15)	(16,337.24)	(34,844.73)	(21,778.83)	(21,548.46)	(21,185.10)	(224,309.27)	(260,880.34)
BLOCK K 2,458	(18,577.38)	(18,953.20)	(28,951.59)	(20,454.59)	(21,678.15)	(16,337.24)	(34,844.73)	(21,778.83)	(21,548.46)	(21,185.10)	(224,309.27)	(260,880.34)
BLOCK L 2,458	(18,577.38)	(18,953.20)	(28,951.59)	(20,454.59)	(21,678.15)	(16,337.24)	(34,844.73)	(21,778.83)	(21,548.46)	(21,185.10)	(224,309.27)	(260,880.34)
BLOCK M 2,458	(18,577.38)	(18,953.20)	(28,951.59)	(20,454.59)	(21,678.15)	(16,337.24)	(34,844.73)	(21,778.83)	(21,548.46)	(21,185.10)	(224,309.27)	(260,880.34)
BLOCK N 2,458	(18,577.42)	(18,953.18)	(28,951.60)	(20,454.62)	(21,678.13)	(16,337.24)	(34,844.75)	(21,778.78)	(21,548.44)	(21,185.14)	(224,309.30)	(260,880.43)
業權份數 29,292	(221,386.80)	(225,865.34)	(345,016.27)	(243,757.49)	(258,338.60)	(194,691.00)	(415,244.88)	(259,538.41)	(256,793.10)	(252,463.00)	(2,673,094.89)	(3,108,912.53)

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

(未經審核)
富豪花園
屋村公共地方

綜合收益表

		JAN.2020	AUDITED	MAR.2020	APR.2020	MAY.2020	JUN.2020	JUL.2020	AUG.2020	SEP.2020	OCT.2020	1-10/2020 TOTAL HK$	1-10/2019 TOTAL HK$
INCOME :	收入項目:												
BANK INT. INC.	銀行利息收入	-	-	-	-	-	-	-	-	-	-	-	-
INSURANCE COMPENSATION	保險賠償	-	-	-	-	-	-	-	-	-	-	-	-
EMPLOYMENT SUPPORT SCHEME-WAGE S/B!	保就業計劃-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	850.00	856.00	858.50	860.50	9,660.50	9,557.50
CLEANING EXP.	清潔費	37,803.70	37,803.70	37,803.70	37,803.70	39,358.90	39,358.90	39,358.90	39,358.90	39,358.90	39,358.90	387,368.20	363,995.84
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	1,535.40	1,375.60	1,668.60	1,863.90	18,712.00	25,557.40
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	44,195.19	42,982.97	52,282.91	48,059.87	419,301.80	419,232.56
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	1,577.61	1,779.24	1,901.72	1,806.60	16,659.73	17,320.31
WATCHMEN / CARETAKERS' SALARIES	薪金	51,755.33	49,420.62	52,699.83	55,661.35	55,951.13	56,403.00	57,147.19	56,068.53	78,330.30	59,779.76	573,217.04	563,628.90
WATCHMEN / CARETAKERS' MPF	強積金	869.58	816.42	834.42	836.51	1,518.92	1,126.70	1,158.45	1,124.09	1,585.85	1,227.23	11,098.17	11,206.20
FESTIVAL DECORATION	節日裝飾	-	-	-	-	-	-	-	-	-	-	-	-
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	-	-	-	-	2,048.00	-	-	-	-	453.00	2,501.00	-
GARDENING EXP / LANDSCAPE	園藝費	-	-	-	-	-	-	-	-	-	-	-	-
GOVERNMENT RENT	地稅	-	-	-	-	-	-	-	-	-	-	-	-
INSURANCE	保險費	-	-	6,132.97	-	1,393.14	-	-	-	-	-	7,526.11	6,422.01
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	4,174.86	4,174.86	4,383.45	4,383.45	42,165.78	45,396.12
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	-	740.00	-	-	34,808.00	18,049.90
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	133.39	133.39	133.39	133.39	1,733.39	133.39	133.39	3,533.39	6,333.90	1,333.84
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	6,539.50	9,810.80	1,905.60	1,098.00	67,400.90	3,331.90
TELEPHONE / BROADBAND	電話費/上網	1,436.25	1,033.00	1,033.25	1,846.25	1,436.25	1,033.25	1,834.00	1,436.25	1,033.25	1,834.25	13,956.00	10,374.75
TS 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	17,000.00	17,000.00	17,000.00	17,000.00	170,150.00	125,000.00
EXPENSES :	支出:	165,735.84	173,167.90	164,529.29	186,615.52	175,458.41	180,712.73	177,104.49	176,840.63	200,442.47	181,258.85	1,781,866.13	1,620,407.23
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	8,855.22	8,842.03	10,022.12	9,062.94	89,093.30	81,020.36
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	8,855.22	8,842.03	10,022.12	9,062.94	89,093.30	81,020.36
TOTAL EXPENSES	總支出	182,309.42	190,484.70	180,982.21	205,277.08	193,004.25	198,784.01	194,814.93	194,524.69	220,486.71	199,384.73	1,960,052.73	1,782,447.95
NET EXPENSES	淨支出	182,309.42	190,484.70	180,982.21	205,277.08	193,004.25	87,147.44	194,814.93	194,524.69	220,486.71	199,384.73	1,848,416.16	1,782,447.95

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	19,481.49	19,452.47	22,048.67	19,938.47	184,841.62	178,244.81
CAR PARKS	(15%)	車場	27,346.41	28,572.71	27,147.33	30,791.56	28,950.64	13,072.12	29,222.24	29,178.70	33,073.01	29,907.71	277,262.42	267,367.18
COMMERCIAL COMPLEX	(73%)	商場	133,085.88	139,053.83	132,117.01	149,852.27	140,893.10	63,617.63	142,214.90	142,003.02	160,955.30	145,550.85	1,349,343.80	1,301,187.01
RETAINED AREAS	(2%)	未劃撥運動地方	3,646.19	3,809.69	3,619.65	4,105.54	3,860.08	1,742.95	3,896.30	3,890.50	4,409.73	3,987.70	36,968.32	35,648.95
			182,309.42	190,484.70	180,982.21	205,277.08	193,004.25	87,147.44	194,814.93	194,524.69	220,486.71	199,384.73	1,848,416.16	1,782,447.95

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)

	JAN.2020	FEB.2020	MAR.2020	APR.2020	MAY.2020	JUN.2020	JUL.2020	AUG.2020	SEP.2020	OCT.2020	1-10/2020 TOTAL HK$	1-10/2019 TOTAL HK$
INCOME :												
收入項目: AUDITED												
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	498,648.00	498,648.00	498,648.00	498,648.00	4,986,480.00	4,986,480.00
BANK INTEREST INCOME 銀行利息收入	4,708.34	-	-	17,407.21	-	-	4,318.49	-	-	12,399.70	38,833.74	37,924.97
D.R.CHG.RECOVERED 清潔頭費收入	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY CHG. RECOVERED 電費收入	-	-	-	-	-	-	-	-	-	-	-	2,700.00
INSURANCE COMPENSATION 保險賠償	-	-	-	-	-	-	-	-	-	-	-	18,000.00
LEGAL FEE RECOVERED 訴訟費收入	-	-	-	-	-	-	-	-	-	-	-	-
EMPLOYMENT SUPPORT SCHEME-WAGE SUBSIDIES 僱員就業計劃-工資補貼	-	-	-	-	-	-	-	-	-	-	-	-
SUNDRY INCOME 什項收入	7.50	159.63	190.56	(62.50)	-	175,101.83	-	-	-	-	175,101.83	-
TELECOM STATION INCOME 電訊站收入	38,850.00	38,850.00	38,850.00	38,850.00	38,850.00	4,000.00	-	4,000.00	-	-	8,295.19	261.03
LESS : PROPERTY TAX ON TELECOM INC. 減/收回物業稅	-	-	-	-	-	38,850.00	22,350.00	33,350.00	33,350.00	33,350.00	355,500.00	388,500.00
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	525,316.49	535,998.00	531,998.00	544,397.70	5,564,210.76	5,433,873.50
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	71,382.12	42,369.62	84,588.37	52,119.62	594,405.27	574,196.18
DEBRIS REMOVAL CHG. 清運頭費	1,652.50	1,391.25	937.50	1,482.50	1,751.25	1,830.00	2,611.80	2,559.38	1,798.75	1,731.50	17,746.43	14,902.83
DEPRECIATION 折舊	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY 電費	51,163.40	48,137.20	24,896.20	38,820.40	45,419.20	50,846.90	66,835.60	60,081.20	65,028.10	65,824.60	517,052.80	619,741.40
EMPLOYEE BENEFITS COST : 員工薪酬:												-
SECURITY GUARDS' SALARIES 警衛-保安	18,557.80	17,466.43	18,791.96	20,325.85	19,998.72	20,749.67	22,097.59	21,491.49	26,141.46	24,029.94	209,650.91	209,616.31
SECURITY GUARDS' MPF 強積金-保安	860.51	704.93	730.12	730.89	933.89	836.94	788.81	889.63	950.86	903.31	8,329.89	8,660.19
WATCHMEN/CARETAKERS' SALARIES 薪金	50,941.65	51,036.10	50,862.15	51,040.63	51,057.81	50,650.40	49,543.63	51,064.72	78,780.76	54,290.81	539,268.66	478,823.43
WATCHMEN/CARETAKERS' MPF 強積金	2,547.07	2,551.82	2,543.11	2,552.05	2,552.90	2,087.62	2,031.74	2,107.81	2,864.05	2,212.34	24,050.51	23,876.56
FESTIVAL DECORATION 節日裝飾	8,990.00	-	-	-	-	-	-	-	3,718.00	-	12,708.00	15,150.38
FURNITURE, FIXTURE & EQUIPMENT 傢俱設備	-	-	-	9,600.00	-	-	-	-	-	6,200.00	15,800.00	14,130.95
GARDENING EXP / LANDSCAPE 園藝費	-	-	-	-	-	-	-	-	-	-	-	400.00
GOVERNMENT RENT 地稅	3,532.50	-	-	3,487.50	-	-	3,487.50	-	-	3,487.50	13,995.00	14,198.00
INSURANCE 保險費	-	-	27,660.88	-	-	-	-	-	-	-	27,660.88	16,221.99
LEGAL FEE 訴訟費	-	-	-	-	-	-	-	-	-	-	-	10.00
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	12,139.66	12,139.66	12,139.66	12,139.66	121,396.95	125,415.64
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	14,980.00	14,980.00	79,280.00	14,980.00	250,300.00	154,800.00
DIESEL GENERATOR 發電機	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	14,060.00	1,100.00	1,100.00	1,100.00	1,100.00	23,960.00	13,596.00
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	202,685.80	189,006.25	12,000.00	104,156.25	1,240,964.29	766,808.51
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEN) 水電保養費(廣聯月費)	5,562.50	5,562.50	5,562.50	5,562.50	5,562.50	5,562.50	5,562.50	5,562.50	5,562.50	5,562.50	55,625.00	53,437.50
FIRE FIGHTING SYSTEM 消防保養	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	80,000.00	99,581.25
LIFTS 升降機	19,250.00	19,540.00	43,250.00	19,250.00	19,540.00	19,250.00	37,850.00	19,830.00	19,830.00	19,250.00	236,840.00	270,840.00
SECURITY / CCTV SYSTEM 保安系統/閉路電視	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	1,333.30	1,333.30
SMATV SYSTEM 衛星電視	-	-	-	-	-	-	-	-	-	-	-	-
SWIMMING POOL 泳池保養	-	-	-	-	-	-	-	-	-	-	-	3,520.00
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	14,108.20	5,729.29	5,581.41	6,169.76	70,765.58	63,926.77
TELEPHONE / BROADBAND 電話費/上網	52.26	52.23	52.19	52.26	52.26	52.26	37.21	64.00	40.51	25.63	480.81	755.38
T5 ENERGY SAVING T5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	-	130.70	-	1,351.20	-	7,142.60	16,023.60
EXPENSES : 支出小計:	497,165.31	494,309.63	344,069.25	351,791.92	302,705.12	343,144.50	515,506.19	437,108.88	408,888.96	382,316.75	4,077,006.51	3,564,205.30
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	25,775.31	21,855.44	20,444.45	19,115.84	203,850.34	178,210.28
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	25,775.31	21,855.44	20,444.45	19,115.84	203,850.34	178,210.28
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	142,214.90	142,003.02	160,955.30	145,550.85	1,349,343.79	1,301,187.01
REPAIRS 更換樓層鐵窗	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES 總支出	679,967.73	682,794.42	510,593.18	536,823.39	473,868.74	441,076.59	709,271.71	622,822.78	610,733.16	566,099.28	5,834,050.98	5,221,812.87
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	(183,955.22)	(86,824.78)	(78,735.16)	(21,701.58)	(269,840.22)	212,060.63
FURTHER CONTRIBUTED BY LANDLORD 赤字收入	-	-	-	-	-	-	-	-	-	-	-	236,820.75
RETAINED SURPLUS / (DEFICIT) 承上年度結存	(4,450.27)	(142,204.16)	(287,340.95)	(260,245.57)	(242,226.25)	(178,596.99)	96,926.25	(87,028.97)	(173,853.75)	(252,588.91)	(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	(87,028.97)	(173,853.75)	(252,588.91)	(274,290.49)	(274,290.49)	212,060.63