


BELAIR GARDENS 富豪花園
STATEMENT OF FINANCIAL POSITION
 財務狀況表 - 31.10.2021

		<u>UNAUDITED</u>	<u>31/12/2020</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	98,210.50	74,410.50
Public utility deposits outward	公共按金	650,258.00	660,587.00
		<u>748,468.50</u>	<u>734,997.50</u>
CURRENT ASSETS	流動資產		
Inventories	存貨	24,353.60	27,864.90
Management fee income receivable	應收管理費	1,826,274.80	1,350,546.00
Other receivable	其他應收帳款	8,222.85	1,561,114.45
Amount due from the building manager	管理公司往來帳	362,735.05	368,719.45
Fixed deposits	銀行定期存款	39,369,751.39	37,254,742.99
Bank balance	銀行結餘	6,115,126.23	3,252,429.21
Cash in hand	現金結餘	70,408.00	15,000.00
		<u>47,776,871.92</u>	<u>43,830,417.00</u>
CURRENT LIABILITIES	流動負債		
Accrued expenses	應付款項	2,803,057.81	4,161,920.00
Amount due to the building manager	管理公司往來帳	-	-
Decoration deposits received	裝修按金	902,100.00	902,100.00
Debris removal deposits received	清泥頭按金	402,000.00	393,000.00
Management fee income received in advance	預繳管理費	541,923.00	328,303.00
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	181,524.00	164,304.00
		<u>4,937,004.81</u>	<u>6,056,027.00</u>
NET CURRENT ASSETS	淨流動資產	<u>42,839,867.11</u>	<u>37,774,390.00</u>
NET ASSETS	淨資產	<u>43,588,335.61</u>	<u>38,509,387.50</u>
BUILDING OWNERS' FUNDS	大廈業主資金分列		
Management fee deposits received	管理費按金	5,149,070.98	5,051,032.98
Public utility deposits received	公共水電按金	669,780.74	665,980.74
Sinking fund	維修基金	26,376,773.52	24,809,699.91
Accumulated surplus / (deficit) *	累積盈餘 / (赤字) *	11,392,710.37	7,982,673.87
TOTAL EQUITY	權益總額	<u>43,588,335.61</u>	<u>38,509,387.50</u>

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


 Authorized Signature
 30th November, 2021



ST11
 BELAIR GARDENS
 Accumulated Surplus / (Deficit) as at 31.10.2021

	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 1/1/2020	(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 Year 2020:	247,202.74	59,456.90	289,320.39	247,023.27	224,436.45	305,438.75	31,855.17	237,927.53	(18,053.60)	28,803.19	512,597.71	438,242.63	(224,441.34)	71,606.06	2,450,415.85	(509,957.89)	997,439.04	2,937,897.00
Balance as at 31/12/2020 and 1/1/2021	170,212.93	728,966.91	1,060,984.62	681,017.50	364,647.84	607,012.70	(31,847.40)	(95,184.07)	305,408.80	(34,923.22)	243,448.22	(376,893.25)	290,287.23	928,129.16	4,841,267.97	(514,408.16)	3,655,814.06	7,982,673.87
Surplus/(Deficit) for the period 1/2021:	347,207.28	79,956.12	251,349.94	148,466.98	105,559.98	276,771.66	311,668.24	292,244.88	(109,304.41)	51,329.91	45,612.86	137,565.54	(58,944.41)	(60,025.56)	1,819,459.01	633,881.12	956,696.37	3,410,036.50
Balance as at 31/10/2021	517,420.21	808,923.03	1,312,334.56	829,484.48	470,207.82	883,784.36	279,820.84	197,060.81	196,104.39	16,406.69	289,061.08	(239,327.71)	231,342.82	868,103.60	6,660,726.98	119,472.96	4,612,510.43	11,392,710.37

ST11
 BELAIR GARDENS
 Accumulated Surplus / (Deficit) as at 31.10.2021

	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 1/1/2020	1,227,845.24	1,172,572.74	1,175,388.25	1,188,385.07	1,140,351.21	1,152,831.23	1,138,504.07	1,176,451.11	1,180,066.59	1,205,208.63	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 MGT Fee for the year 2020:	97,260.06	102,490.50	92,841.62	92,844.58	88,937.84	90,040.01	101,580.43	96,230.25	103,680.11	99,522.10	85,328.70	88,149.64	104,346.92	87,974.07	1,331,729.83	263,171.66	236,303.39	148,166.18	105,011.19	2,084,402.25
Balance as at 31/12/2020 and 1/1/2021	1,325,105.30	1,275,063.24	1,272,209.87	1,281,229.65	1,229,289.05	1,242,871.24	1,240,084.50	1,272,681.36	1,283,746.70	1,305,730.73	1,136,294.06	1,177,203.67	1,277,602.16	1,257,522.32	17,577,133.85	1,682,100.15	1,143,904.65	2,496,439.10	1,910,122.16	24,809,699.91
Add: T/R from MGT Fee for the period 1/2021:	70,582.79	75,424.20	70,803.59	73,918.27	73,110.37	69,373.58	69,414.54	72,321.07	80,741.17	73,164.16	70,146.90	69,899.96	74,022.82	74,097.75	1,017,020.17	175,184.39	178,618.23	111,864.24	84,386.58	1,567,073.61
Balance as at 31/10/2021	1,395,688.09	1,350,487.44	1,343,013.46	1,355,147.92	1,302,399.42	1,312,244.82	1,309,499.04	1,345,002.43	1,364,487.87	1,378,894.89	1,206,440.96	1,247,103.63	1,351,624.98	1,331,620.07	18,594,154.02	1,857,284.54	1,322,522.88	2,608,303.34	1,994,508.74	26,376,773.52

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 for the sinking fund. The sinking fund contributions are calculated at 5%(2020:5%) on total expenditure before Building Manager's remuneration of Building.

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:	JAN.2021	FEB.2021	MAR.2021	APR.2021	MAY.2021	JUN.2021	JUL.2021	AUG.2021	SEP.2021	OCT.2021	1-10/2021 TOTAL HK\$	1-10/2020 TOTAL HK\$
收入項目: AUDITED												
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	2,644.30	-	-	1,149.55	-	-	1,511.80	-	-	1,882.45	7,188.10	38,833.60
D.R.CHG.RECOVERED	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY CHG. RECOVERED	240.00	180.00	300.00	240.00	240.00	240.00	480.00	-	-	180.00	2,340.00	3,300.00
INSURANCE COMPENSATION	-	-	-	-	-	-	-	-	-	-	-	-
LEGAL FEE RECOVERED	-	-	-	-	-	-	-	-	-	-	-	-
EMPLOYMENT SUPPORT SCHEME-WAGE SUBSIDIES	-	-	-	-	-	-	-	-	-	-	-	-
SUNDRY INCOME	820.00	1,140.00	1,140.00	2,740.00	1,530.00	16,865.00	4,804.90	-	2,475.00	890.00	32,404.90	20,599.15
TELECOM STATION INCOME	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.	(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)
	515,988.30	513,604.00	513,724.00	516,413.55	514,054.00	529,389.00	519,080.70	512,284.00	514,995.00	515,236.45	5,164,773.00	5,332,482.34
LESS: EXPENSES												
支出項目:												
AUDIT FEE	-	-	-	-	-	-	-	-	-	-	-	-
CLEANING EXP.	59,038.38	59,038.38	59,038.38	59,038.38	59,038.38	59,038.38	59,038.38	59,038.38	59,038.38	59,038.38	584,476.27	584,476.27
DEBRIS REMOVAL CHG.	2,165.90	937.50	1,426.25	1,390.00	1,525.15	1,497.50	1,588.90	1,746.09	1,423.75	1,440.00	15,141.04	17,746.33
DEPRECIATION	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY	25,242.50	22,082.00	23,784.90	23,738.40	24,586.40	24,187.50	24,864.90	24,873.50	24,531.40	24,866.70	242,778.20	195,863.60
EMPLOYEE BENEFITS COST:												
SECURITY GUARDS SALARIES	63,329.67	60,792.34	66,969.03	61,529.31	62,294.49	63,071.12	65,189.38	66,377.06	62,955.86	61,894.32	634,402.58	628,952.71
SECURITY GUARDS MPF	2,283.77	1,917.74	2,083.61	2,018.00	1,925.38	2,274.10	2,274.10	2,274.10	2,274.10	2,274.10	21,244.88	24,989.67
WATCHMEN/CARETAKERS SALARIES	64,624.32	64,947.35	64,326.28	64,444.83	64,444.83	64,676.26	64,444.83	66,547.21	61,501.40	65,230.72	645,650.11	647,592.78
WATCHMEN/CARETAKERS MPF	2,491.95	2,501.28	2,482.14	2,470.22	2,475.04	2,487.73	2,492.30	2,492.78	2,501.23	2,491.29	24,885.96	26,808.03
FESTIVAL DECORATION	-	-	-	10,130.00	-	-	-	-	-	-	10,130.00	15,635.00
FURNITURE, FIXTURE & EQUIPMENT	-	-	1,934.30	155.00	-	-	-	-	-	-	2,089.30	2,220.00
GARDENING EXP / LANDSCAPE	1,282.50	-	-	1,282.50	-	-	-	64.00	-	1,346.50	5,258.00	5,130.00
GOVERNMENT RENT	20,944.27	-	-	-	389.33	-	140.65	-	-	-	21,474.25	18,149.34
INSURANCE	-	-	150.00	-	-	-	60.00	-	-	-	210.00	630.00
LEGAL FEE	-	-	-	-	-	-	-	-	-	-	-	-
MGT OFFICE CHG.	12,139.66	11,173.66	11,173.66	11,173.66	5,847.66	11,173.66	11,173.66	11,173.66	11,173.66	13,140.30	109,343.24	121,396.95
PROFESSIONAL FEE	-	-	-	-	-	-	-	-	-	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG OF:												
CP EQUIPMENT	3,438.00	3,438.00	9,238.00	16,765.00	19,303.00	9,238.00	3,438.00	34,888.00	3,438.00	9,238.00	112,420.00	56,321.20
DRAINAGE, WATER PIPES, PUMPS & ELEC. REPAIR WORKS	234,889.80	33,693.75	117,463.85	63,562.00	122,159.40	189,545.80	70,739.75	81,169.20	40,796.10	19,178.65	973,198.30	1,337,950.98
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEN)	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	55,625.00
FIRE FIGHTING SYSTEM	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	15,000.00	15,000.00
LIFTS	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY / CCTV SYSTEM	133.33	8,533.33	133.33	133.33	4,483.33	133.33	133.33	133.33	133.33	133.33	14,083.30	45,933.30
SMARTV SYSTEM	-	-	-	-	-	-	-	-	-	-	-	-
WALKIE TALKIE	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY CHG	-	-	-	-	-	-	-	-	-	-	-	-
SUNDRY EXPENSES	1,038.95	821.93	14,835.78	808.07	2,964.80	1,236.27	6,361.93	23,892.88	1,759.06	16,293.95	70,013.62	16,358.72
TELEPHONE / BROADBAND	313.73	332.68	333.68	308.55	358.63	308.58	357.63	333.75	333.78	108.76	3,089.77	3,516.32
T5 ENERGY SAVING	-	-	-	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	3,381.25	-	-	-	-	-	-	702.85	-	-	4,284.10	7,529.55
WATER FEE	-	-	-	-	-	-	-	-	-	-	-	-
EXPENSES:												
支出小計:	504,000.48	277,272.44	382,674.32	325,882.00	378,858.32	436,569.78	320,984.74	383,063.69	279,666.33	283,392.40	3,572,364.50	3,827,825.75
經理費	25,200.02	13,863.62	19,133.72	16,294.10	18,942.92	21,828.49	16,049.24	19,153.18	13,963.32	14,169.62	178,618.23	191,391.27
撥入維修基金	25,200.02	13,863.62	19,133.72	16,294.10	18,942.92	21,828.49	16,049.24	19,153.18	13,963.32	14,169.62	178,618.23	191,391.27
TRANSFER TO SINKING FUND (5%)	29,107.07	27,954.30	32,125.97	27,679.45	27,236.51	27,356.06	27,236.14	27,525.30	26,472.04	25,782.83	278,475.67	277,262.43
APPOINTMENT OF COMMON AREAS EXP.	-	-	-	-	-	-	-	-	-	-	-	-
REPAIRS	-	-	-	-	-	-	-	-	-	-	-	-
更換樓層鐵窗	-	-	-	-	-	-	-	-	-	-	-	-
BAD DEBT / (WRITTEN BACK)	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	583,507.59	332,953.98	453,067.73	386,149.65	443,980.67	507,582.82	380,319.36	448,895.35	334,105.01	337,514.47	4,208,076.63	4,487,870.72
SURPLUS / (DEFICIT) FOR THE PERIOD	(67,519.29)	180,650.02	60,656.27	130,263.90	70,073.33	21,806.18	138,761.34	63,386.65	180,893.99	177,721.98	956,696.37	844,611.62
FURTHER CONTRIBUTED BY OWNERS	-	-	-	-	-	-	-	-	-	-	-	-
赤字收入	-	-	-	-	-	-	-	-	-	-	-	-
RETAINED SURPLUS / (DEFICIT)	3,652,814.06	3,588,294.77	3,768,944.79	3,829,601.06	3,959,864.96	4,029,938.29	4,051,744.47	4,190,506.81	4,253,894.46	4,434,788.45	3,655,814.06	2,658,375.02
ACCUMULATED SURPLUS / (DEFICIT)	3,586,294.77	3,768,944.79	3,829,601.06	3,959,864.96	4,029,938.29	4,051,744.47	4,190,506.81	4,253,894.46	4,434,788.45	4,617,510.43	1,507,868.64	1,507,868.64

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

(未經審核)
 富麗花園
 休憩及運動地方
 綜合收益表
 (前稱收支報告表)

INCOME:	JAN.2021	FEB.2021	MAR.2021	APR.2021	MAY.2021	JUN.2021	JUL.2021	AUG.2021	SEP.2021	OCT.2021	1-10/2021 TOTAL HK\$	1-10/2020 TOTAL HK\$
BADMINTON INCOME	-	-	-	-	-	-	-	-	-	-	-	-
BICYCLE INCOME	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY CHG.RECOVERED	-	-	-	98,720.00	730.00	-	-	-	-	-	99,450.00	97,820.00
INSURANCE COMPENSATION	-	-	-	-	-	-	-	-	-	-	-	-
LEGAL FEE RECOVERED	-	-	-	-	-	-	-	-	-	-	-	-
EMPLOYMENT SUPPORT SCHEME-WAGE SUBSIDIES	-	-	-	-	-	-	-	-	-	-	-	-
SUNDRY INCOME	-	-	-	-	-	-	-	-	-	-	-	-
SWIMMING POOL INCOME	-	-	-	-	-	-	-	-	230.00	-	230.00	-
TELECOM STATION INCOME	-	-	-	-	-	-	-	-	-	-	-	-
TENNIS COURT INCOME	-	-	-	-	-	-	-	-	-	-	-	-
LESS: EXPENSES												
AUDIT FEE	-	-	-	-	-	-	-	-	-	-	-	-
BANK CHARGES	-	-	-	-	-	-	-	-	-	-	-	-
CLEANING EXP	-	-	-	-	-	-	-	-	-	-	-	-
DEPRECIATION	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY	79,949.50	79,949.50	79,949.50	79,949.50	79,949.50	79,949.50	79,949.50	79,949.50	79,949.50	79,949.50	799,495.00	787,040.88
EMPLOYEE BENEFITS COST:												
SECURITY GUARDS' SALARIES	7,887.60	6,641.70	7,363.50	6,980.00	7,066.30	8,123.30	8,350.20	7,967.70	8,663.10	8,051.10	77,094.50	55,129.80
SECURITY GUARDS' MPF	42,219.78	40,528.23	44,646.02	41,019.54	41,529.66	42,047.42	43,459.59	44,251.37	41,970.57	41,262.88	422,935.06	419,301.81
WATCHMEN/CARETAKERS' SALARIES	1,522.52	1,278.50	1,389.07	1,340.54	1,283.59	1,744.23	1,516.07	1,469.00	1,347.09	1,272.67	14,163.28	16,659.80
WATCHMEN/CARETAKERS' MPF	32,445.97	29,713.19	33,847.82	32,160.34	28,658.58	27,692.53	27,657.42	26,660.48	28,372.09	26,040.04	293,248.46	312,788.45
WATCHMEN/CARETAKERS' MIP	939.06	877.73	971.44	910.65	735.41	583.05	660.33	636.93	659.78	637.96	7,592.34	8,633.89
FESTIVAL DECORATION	-	-	-	13,660.00	-	-	-	-	-	-	13,660.00	16,995.00
FURNITURE, FIXTURE & EQUIPMENT	-	-	-	-	-	-	-	-	-	-	-	1,000.00
GARDENING EXP/LANDSCAPE	-	-	-	-	-	-	-	-	-	-	-	14,010.00
INSURANCE	12,970.33	-	-	-	-	-	102.47	-	-	-	13,072.80	10,734.01
LEGAL FEE	-	-	-	-	-	-	-	-	-	-	-	-
PROFESSIONAL FEE	-	-	-	-	-	-	-	-	-	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG OF:												
DRAINAGE, WATER PIPES, PUMPS & ELEC., REPAIR WORK:	44,300.00	23,225.00	75,100.00	60,328.00	47,720.00	51,028.40	91,816.50	800.00	8,400.00	5,200.00	407,917.90	871,592.05
FIRE FIGHTING SYSTEM	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY / CCTV SYSTEM	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	1,333.30	4,533.30
SWIMMING POOL	-	-	-	-	-	-	-	-	-	-	-	-
WALKIE TALKIE	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY CHG	-	-	-	-	-	-	-	-	-	-	-	-
SUNDRY EXPENSES	815.92	741.92	751.92	689.92	2,286.68	2,048.72	694.92	2,094.31	909.31	687.42	11,721.04	22,513.08
TELEPHONE / BROADBAND	44.99	44.99	44.99	45.00	44.99	44.99	44.99	44.99	45.00	44.99	449.92	512.00
T5 ENERGY SAVING	-	-	-	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	-	-	-	-	-	-	-	-	-	-	-	-
WATER FEE	2,681.30	-	-	-	2,626.90	-	-	-	-	-	7,841.20	11,732.10
EXPENSES:	225,910.30	183,134.09	244,197.59	240,596.82	212,034.94	253,395.47	294,385.32	204,007.61	216,342.77	163,279.89	2,237,284.80	2,559,936.17
MANAGER'S REMUNERATION (5%)	11,295.52	9,156.70	12,209.88	12,029.84	10,601.75	12,669.77	14,719.27	10,200.38	10,817.14	8,163.99	111,864.24	127,996.81
TRANSFER TO SINKING FUND (5%)	3,880.94	3,727.25	4,283.47	3,690.59	3,631.54	3,647.48	3,631.48	3,670.04	3,579.60	3,437.72	37,130.12	37,998.81
APPORTIONED COMMON AREAS EXP.	252,382.28	205,174.74	272,900.82	268,347.09	236,869.98	282,382.49	327,455.35	228,078.41	241,506.65	183,045.59	2,498,143.40	2,852,898.12
TOTAL EXPENSES	(252,382.28)	(205,174.74)	(272,900.82)	(169,627.09)	(236,139.98)	(282,382.49)	(327,455.35)	(228,078.41)	(241,276.65)	(183,045.59)	(2,398,463.40)	(2,673,094.89)
NET EXPENSES												
APPORTIONMENT OF RETAINED AREAS EXPENSES:												
BLOCK A	1,988	(13,924.87)	(18,521.33)	(11,512.31)	(16,026.43)	(19,164.84)	(22,223.86)	(15,479.31)	(16,375.05)	(12,423.00)	(162,779.77)	(181,418.58)
BLOCK B	1,988	(13,924.87)	(18,521.33)	(11,512.31)	(16,026.43)	(19,164.84)	(22,223.86)	(15,479.31)	(16,375.05)	(12,423.00)	(162,779.77)	(181,418.58)
BLOCK C	1,988	(13,924.87)	(18,521.33)	(11,512.31)	(16,026.43)	(19,164.84)	(22,223.86)	(15,479.31)	(16,375.05)	(12,423.00)	(162,779.77)	(181,418.58)
BLOCK D	1,988	(13,924.87)	(18,521.33)	(11,512.31)	(16,026.43)	(19,164.84)	(22,223.86)	(15,479.31)	(16,375.05)	(12,423.00)	(162,779.77)	(181,418.58)
BLOCK E	1,648	(14,199.30)	(15,353.70)	(9,543.41)	(13,285.49)	(15,887.15)	(18,423.00)	(12,831.94)	(13,574.49)	(10,298.35)	(134,940.19)	(150,391.23)
BLOCK F	1,648	(14,199.30)	(15,353.70)	(9,543.41)	(13,285.49)	(15,887.15)	(18,423.00)	(12,831.94)	(13,574.49)	(10,298.35)	(134,940.19)	(150,391.23)
BLOCK G	1,648	(14,199.30)	(15,353.70)	(9,543.41)	(13,285.49)	(15,887.15)	(18,423.00)	(12,831.94)	(13,574.49)	(10,298.35)	(134,940.19)	(150,391.23)
BLOCK H	1,648	(14,199.30)	(15,353.70)	(9,543.41)	(13,285.49)	(15,887.15)	(18,423.00)	(12,831.94)	(13,574.49)	(10,298.35)	(134,940.19)	(150,391.23)
BLOCK I	2,458	(21,178.33)	(22,900.12)	(14,234.04)	(19,815.38)	(23,695.76)	(27,477.99)	(19,138.90)	(20,246.42)	(15,360.03)	(201,263.94)	(224,309.27)
BLOCK J	2,458	(21,178.33)	(22,900.12)	(14,234.04)	(19,815.38)	(23,695.76)	(27,477.99)	(19,138.90)	(20,246.42)	(15,360.03)	(201,263.94)	(224,309.27)
BLOCK K	2,458	(21,178.33)	(22,900.12)	(14,234.04)	(19,815.38)	(23,695.76)	(27,477.99)	(19,138.90)	(20,246.42)	(15,360.03)	(201,263.94)	(224,309.27)
BLOCK L	2,458	(21,178.33)	(22,900.12)	(14,234.04)	(19,815.38)	(23,695.76)	(27,477.99)	(19,138.90)	(20,246.42)	(15,360.03)	(201,263.94)	(224,309.27)
BLOCK M	2,458	(21,178.33)	(22,900.12)	(14,234.04)	(19,815.38)	(23,695.76)	(27,477.99)	(19,138.90)	(20,246.42)	(15,360.03)	(201,263.94)	(224,309.27)
BLOCK N	2,458	(21,178.33)	(22,900.12)	(14,234.04)	(19,815.38)	(23,695.76)	(27,477.99)	(19,138.90)	(20,246.42)	(15,360.03)	(201,263.94)	(224,309.27)
業權份數	29,292	(205,174.74)	(272,900.82)	(169,627.09)	(236,139.98)	(282,382.49)	(327,455.35)	(228,078.41)	(241,276.65)	(183,045.59)	(2,398,463.40)	(2,673,094.89)
總支出												
淨支出												

十四 應佔業權份數分攤

業權份數

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

INCOME:	JAN.2021	FEB.2021	MAR.2021	APR.2021	MAY.2021	JUN.2021	JUL.2021	AUG.2021	SEP.2021	OCT.2021	1-10/2021 TOTAL	1-10/2020 TOTAL
	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$
收入項目:												
銀行利息收入	-	-	-	-	-	-	-	-	-	-	-	-
保險賠償	-	-	-	-	-	-	-	-	-	-	-	-
保就業計劃-工資補貼	-	-	-	-	-	-	-	-	-	-	-	-
雜項收入	-	-	-	-	-	-	-	-	-	-	-	111,636.57
												111,636.57
支出項目:												
核數費	866.50	870.00	1,542.50	1,380.00	891.50	889.00	892.50	898.50	897.50	906.00	10,034.00	9,660.50
銀行費用	39,358.90	39,358.90	39,358.90	39,358.90	39,358.90	39,358.90	39,358.90	39,358.90	39,358.90	39,358.90	393,589.00	387,368.20
清潔費	-	-	-	-	-	-	-	-	-	-	-	-
泥頭費	-	-	-	-	-	-	-	-	-	-	-	-
折舊	2,993.50	2,606.90	2,685.50	2,593.70	2,510.10	2,451.30	2,457.90	2,530.10	2,546.10	2,803.00	18,712.00	-
員工薪酬:												
薪金-保安	42,219.79	40,528.22	44,646.02	41,019.55	41,529.67	42,047.41	43,459.59	44,251.36	41,970.56	41,262.89	422,935.06	419,301.80
強積金-保安	1,522.51	1,278.49	1,389.07	1,340.53	1,283.59	1,744.23	1,516.06	1,469.01	1,347.09	1,272.67	14,163.25	16,659.73
強積金	57,936.51	55,356.18	59,490.82	57,803.33	54,310.76	53,335.52	53,306.58	54,049.23	49,137.08	46,811.24	541,537.25	573,217.04
強積金	1,187.47	1,125.97	1,219.69	1,158.90	983.81	831.29	908.74	885.17	888.03	886.51	10,075.58	11,098.17
節日裝飾	-	-	-	-	-	-	-	-	-	-	-	-
傢俬設備	-	-	-	-	-	-	-	-	-	-	-	-
園藝費	-	-	-	-	-	-	-	-	-	-	-	-
地稅	7,865.95	-	1,393.49	-	-	-	112.49	-	-	-	9,371.93	-
保險費	-	-	-	-	-	-	-	-	-	-	-	-
訴訟費	-	-	-	-	-	-	-	-	-	-	-	-
專業費用	-	-	-	-	-	-	-	-	-	-	-	-
維修保養:												
車場設備	4,383.45	4,383.45	4,383.45	4,383.45	4,383.45	4,383.45	4,383.45	4,383.45	5,539.45	4,383.45	44,990.50	42,165.78
水電維修工程等等	-	-	20,480.00	-	-	-	-	160.00	200.00	-	20,840.00	34,808.00
水電維修保養(原聯月)	-	-	-	-	-	-	-	-	-	-	-	-
消防保養	-	-	-	-	-	-	-	-	-	-	-	-
保安系統/閉路電視	133.39	133.39	133.39	133.39	133.39	133.39	133.39	133.39	133.39	133.39	1,333.90	6,333.90
無線電對講機	-	-	-	-	-	-	-	-	-	-	-	-
保安費	-	-	-	-	-	-	-	-	-	-	-	-
雜項支出	31.50	31.50	73.00	640.50	1,777.56	990.80	594.90	745.87	512.50	534.50	5,932.63	67,400.90
電話費/上網	907.03	907.03	907.03	906.00	907.03	907.03	907.03	907.03	906.00	907.03	9,068.24	13,956.00
T5 節能管	-	-	-	-	-	-	-	-	-	-	-	-
制服及洗衣費	-	5,840.00	-	36.00	-	1,722.00	36.00	48.00	-	-	7,682.00	1,007.00
業主立案法團費用	17,000.00	17,000.00	17,000.00	17,000.00	17,000.00	17,000.00	17,000.00	17,000.00	17,000.00	17,000.00	170,000.00	170,150.00
支出現:												
經理費	176,406.50	169,420.03	194,702.86	167,754.25	165,069.76	165,794.32	165,067.53	166,820.01	160,436.60	156,259.58	1,687,731.44	1,781,866.13
撥入維修基金	8,820.33	8,471.00	9,735.14	8,387.71	8,253.49	8,289.72	8,253.38	8,341.00	8,021.83	7,812.98	84,386.58	89,093.30
總支出	8,820.33	8,471.00	9,735.14	8,387.71	8,253.49	8,289.72	8,253.38	8,341.00	8,021.83	7,812.98	84,386.58	89,093.30
淨支出	194,047.16	186,362.03	214,173.14	184,529.67	181,576.74	182,373.76	181,574.29	183,502.01	176,480.26	171,885.54	1,856,504.60	1,960,052.73
	194,047.16	186,362.03	214,173.14	184,529.67	181,576.74	182,373.76	181,574.29	183,502.01	176,480.26	171,885.54	1,856,504.60	1,848,416.16
APPORTIONMENT OF COMMON AREA EXPENSES 公共地方費用分攤												
DOMESTIC UNITS (10%)	19,404.72	18,636.20	21,417.31	18,452.97	18,157.67	18,237.38	18,157.43	18,350.20	17,648.03	17,188.55	185,650.46	184,841.61
CAR PARKS (15%)	29,107.07	27,954.30	32,125.97	27,679.45	27,236.51	27,356.06	27,236.14	27,525.30	26,472.04	25,782.83	278,475.69	277,262.43
COMMERCIAL COMPLEX (73%)	141,654.43	136,044.28	156,346.39	134,706.66	132,551.02	133,132.84	132,549.23	133,956.47	128,830.59	125,476.44	1,355,248.36	1,349,343.79
RETAINED AREAS (2%)	3,880.94	3,727.25	4,283.47	3,690.59	3,631.54	3,647.48	3,631.49	3,670.04	3,529.60	3,437.72	37,130.09	36,968.33
	194,047.16	186,362.03	214,173.14	184,529.67	181,576.74	182,373.76	181,574.29	183,502.01	176,480.26	171,885.54	1,856,504.60	1,848,416.16

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

INCOME:

收入項目 AIDDED	JAN.2021	FEB.2021	MAR.2021	APR.2021	MAY.2021	JUN.2021	JUL.2021	AUG.2021	SEP.2021	OCT.2021	1-10/2021 TOTAL HK\$	1-10/2020 TOTAL HK\$
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
銀行利息收入	2,644.26	-	-	1,199.57	-	-	1,511.78	-	-	1,882.41	7,188.02	38,833.74
清潔頭項收入	-	-	-	-	-	-	-	-	-	-	-	-
電費收入	-	-	-	-	-	-	-	-	-	-	-	-
保險款項	-	-	-	-	-	-	-	-	-	-	-	-
訴訟費收入	-	-	-	-	-	-	-	-	-	-	-	-
保潔計劃工資補貼	-	-	-	-	-	-	-	-	-	-	-	-
什項收入	-	-	-	7.50	-	-	-	-	-	-	-	-
電訊站收入	33,350.00	33,350.00	33,350.00	33,350.00	33,350.00	33,350.00	33,350.00	33,350.00	33,350.00	33,350.00	333,500.00	333,500.00
業/收回物業稅	-	-	-	-	-	-	-	-	-	-	-	-
水費收入	-	-	-	-	-	-	-	-	-	-	-	-
	534,642.26	531,998.00	531,998.00	533,155.07	531,998.00	533,324.78	531,998.00	532,123.00	533,880.41	533,880.41	5,328,777.72	5,564,210.76

LESS: EXPENSES

支出項目	JAN.2021	FEB.2021	MAR.2021	APR.2021	MAY.2021	JUN.2021	JUL.2021	AUG.2021	SEP.2021	OCT.2021	1-10/2021 TOTAL HK\$	1-10/2020 TOTAL HK\$
核數費	-	-	-	-	-	-	-	-	-	-	-	-
清潔費	53,479.62	49,369.62	83,369.62	42,529.62	52,119.62	83,666.50	52,119.62	42,734.62	42,369.62	43,209.62	544,968.08	594,405.27
DEBRIS REMOVAL CHG.	2,165.94	937.50	1,426.25	1,390.00	1,525.25	1,497.50	1,589.00	1,746.15	1,423.75	1,400.00	15,141.34	17,746.43
DEPRECIATION	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRICITY	35,233.60	32,587.50	35,014.40	47,943.10	49,442.30	62,933.10	72,336.50	71,629.20	63,100.00	68,809.10	539,028.80	517,052.80
EMPLOYEE BENEFITS COST:												
SECURITY GUARDS' SALARIES	21,109.89	20,264.11	22,323.01	20,509.77	20,764.83	21,023.71	21,729.79	22,125.69	20,985.29	20,631.44	211,467.53	209,650.91
WATCHMEN/CARETAKERS' MPF	761.26	639.25	694.54	670.27	641.79	872.12	758.03	734.50	673.54	636.33	7,081.63	8,329.89
WATCHMEN/CARETAKERS' SALARIES	54,354.23	53,888.96	54,126.85	53,888.96	54,014.61	54,243.82	54,343.02	54,363.27	55,942.07	59,662.76	549,469.62	539,268.66
WATCHMEN/CARETAKERS' MPF	2,214.57	2,223.31	2,204.16	2,192.26	2,197.74	2,210.00	2,214.15	2,214.77	2,223.26	2,213.88	22,108.10	24,050.51
FESTIVAL DECORATION	-	-	-	15,630.00	-	-	-	-	-	-	15,630.00	12,708.00
FURNITURE, FIXTURE & EQUIPMENT	1,600.00	-	34.38	155.00	-	-	-	-	-	-	1,800.00	15,800.00
GARDENING EXP / LANDSCAPE	3,487.50	-	-	2,992.50	-	-	2,992.50	64.00	-	3,056.50	12,593.00	13,995.00
GOVERNMENT RENT	29,052.55	-	-	-	389.33	-	63.38	-	-	-	29,505.26	27,660.88
INSURANCE	-	-	-	-	-	-	-	-	-	-	-	-
LEGAL FEE	-	-	-	-	-	-	-	-	-	-	-	-
MGMT OFFICE CHG.	12,139.66	11,173.66	11,173.66	11,173.66	5,847.66	11,173.66	11,173.66	11,173.66	11,173.66	13,140.30	109,343.24	121,396.95
PROFESSIONAL FEE	-	-	-	-	-	-	-	-	-	-	-	-
REPAIRS, RENOVALS & MAINTENANCE CHG OF:												
AIR-CONDITIONING	39,940.00	30,740.00	216,640.00	15,740.00	15,740.00	15,740.00	15,740.00	15,740.00	17,396.85	15,740.00	399,156.85	250,300.00
DIESEL GENERATOR	1,100.00	1,100.00	7,700.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	8,540.00	1,100.00	25,040.00	23,960.00
DRAINAGE, WATER PIPES, PUMPS & ELEC., REPAIR WORKS	14,011.88	14,797.13	150,594.63	11,886.76	113,728.04	59,112.50	16,905.25	18,630.02	60,419.46	42,880.29	502,965.96	1,240,964.29
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEN)	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	55,625.00
FIRE FIGHTING SYSTEM	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	80,000.00
LIFTS	19,830.00	62,940.00	19,250.00	19,540.00	19,250.00	68,150.00	22,150.00	22,150.00	22,150.00	22,150.00	297,560.00	236,840.00
SECURITY / CCTV SYSTEM	133.33	1,733.33	133.33	133.33	4,483.33	133.33	133.33	133.33	133.33	133.33	7,283.30	1,333.30
SMART SYSTEM	-	-	-	-	-	-	-	-	-	-	-	-
SWIMMING POOL	-	-	-	-	-	-	-	-	-	-	-	-
WALKIE TALKIE	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY CHG	-	-	-	-	-	-	-	-	-	-	-	-
SUNDRY EXPENSES	6,499.59	5,135.61	1,644.78	15,588.25	7,147.10	6,986.77	5,853.33	5,709.50	6,056.39	5,053.33	65,674.65	70,765.58
TELEPHONE / BROADBAND	63.75	63.82	63.82	36.63	88.69	38.56	88.69	63.89	63.74	63.74	637.33	480.81
TS ENERGY SAVING	-	-	-	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	3,581.25	-	-	-	-	-	-	-	-	-	-	-
WATER FEE	485.90	1,258.20	-	-	2,780.30	-	-	703.01	2,609.90	-	4,284.26	7,529.63
支項小計:	314,807.02	303,035.57	619,955.93	276,864.61	364,823.09	402,444.07	294,852.75	284,578.11	328,823.36	313,503.12	7,134.30	7,142.60
MANAGER'S REMUNERATION (5%)	15,740.35	15,151.78	30,997.80	13,843.23	18,241.15	20,122.20	14,742.64	14,228.91	16,411.17	15,675.16	4,077,006.51	4,077,006.51
TRANSFER TO SINKING FUND (5%)	15,740.35	15,151.78	30,997.80	13,843.23	18,241.15	20,122.20	14,742.64	14,228.91	16,411.17	15,675.16	203,850.34	203,850.34
APPOINTMENT OF COMMON AREAS EXP.	141,654.43	136,044.28	156,346.39	134,706.66	132,551.02	132,132.84	132,549.23	133,956.47	128,830.59	125,476.44	1,340,343.79	1,340,343.79
REPAIRS	487,942.15	469,383.41	838,297.92	439,257.73	533,856.41	575,821.31	456,887.26	446,993.40	490,536.29	470,329.88	5,209,304.76	5,834,050.98
SURPLUS / (DEFICIT) FOR THE PERIOD	46,700.11	62,614.59	(306,299.92)	93,897.34	(1,858.41)	(42,361.11)	76,637.52	85,005.60	41,586.71	63,550.53	119,472.96	(269,840.22)
FURTHER CONTRIBUTED BY LANDLORD	(514,408.16)	(467,708.05)	(405,093.46)	(711,393.38)	(617,496.04)	(661,715.56)	(585,076.04)	(585,076.04)	(500,072.44)	55,922.43	(4,450.27)	(4,450.27)
RETAINED SURPLUS / (DEFICIT)	(467,708.05)	(405,093.46)	(711,393.38)	(617,496.04)	(619,354.45)	(661,715.56)	(585,076.04)	(585,076.04)	(500,072.44)	55,922.43	119,472.96	(774,740.49)
FIRE SERVICES WORKS	-	-	-	-	-	-	-	-	-	-	-	-
ACCUMULATED SURPLUS / (DEFICIT)	-	-	-	-	-	-	-	-	-	-	-	-

MANAGER'S REMUNERATION (5%)

TRANSFER TO SINKING FUND (5%)

APPOINTMENT OF COMMON AREAS EXP.

REPAIRS

SURPLUS / (DEFICIT) FOR THE PERIOD

FURTHER CONTRIBUTED BY LANDLORD

RETAINED SURPLUS / (DEFICIT)

FIRE SERVICES WORKS

ACCUMULATED SURPLUS / (DEFICIT)

