

BELAIR GARDENS 富豪花園
STATEMENT OF FINANCIAL POSITION
財務狀況表 - 31.3.2022

		UNAUDITED HK\$	31/12/2021 UNAUDITED HK\$
NON-CURRENT ASSETS	非流動資產		
Plant & equipment	傢俬、機械和設備	34,367.50	34,367.50
Public utility deposits outward	公共按金	650,258.00	650,258.00
		<u>684,625.50</u>	<u>684,625.50</u>
CURRENT ASSETS	流動資產		
Inventories	存貨	38,510.64	-
Management fee income receivable	應收管理費	2,240,959.00	1,280,416.00
Other receivable	其他應收帳款	9,088.43	4,325.15
Amount due from the building manager	管理公司往來帳	1,831,819.62	-
Fixed deposits	銀行定期存款	42,406,544.19	41,369,751.39
Bank balance	銀行結餘	5,249,272.32	5,437,319.39
Cash in hand	現金結餘	15,000.00	15,006.00
		<u>51,791,194.20</u>	<u>48,106,817.93</u>
CURRENT LIABILITIES	流動負債		
Accrued expenses	應付款項	4,537,575.72	2,826,359.42
Amount due to the building manager	管理公司往來帳	-	319,957.42
Decoration deposits received	裝修按金	903,100.00	915,100.00
Debris removal deposits received	清泥頭按金	405,000.00	417,000.00
Management fee income received in advance	預繳管理費	701,714.00	312,965.00
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	190,134.00	184,968.00
		<u>6,843,923.72</u>	<u>5,082,749.84</u>
NET CURRENT ASSETS	淨流動資產	<u>44,947,270.48</u>	<u>43,024,068.09</u>
NET ASSETS	淨資產	<u>45,631,895.98</u>	<u>43,708,693.59</u>
BUILDING OWNERS' FUNDS	大廈業主資金分列		
Management fee deposits received	管理費按金	5,174,680.98	5,163,219.98
Public utility deposits received	公共水電按金	670,580.74	670,580.74
Sinking fund	維修基金	27,161,762.21	26,723,219.39
Accumulated surplus / (deficit) *	累積盈餘 / (赤字) *	12,624,872.05	11,151,673.48
TOTAL EQUITY	權益總額	<u>45,631,895.98</u>	<u>43,708,693.59</u>

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

Authorized Signature
29th April, 2022



ST11
 BELAIR GARDENS
 Accumulated Surplus / (Deficit) as at 31.3.2022

	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 1/1/2021	1,325,605.30	1,275,063.24	1,272,209.87	1,281,229.65	1,229,289.05	1,242,871.24	1,240,084.50	1,272,681.35	1,283,746.70	1,305,730.73	1,136,294.06	1,177,803.67	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 year 2021:	85,182.38	93,127.42	65,378.83	88,640.16	89,392.30	86,011.03	84,917.91	88,441.55	97,500.69	88,739.08	83,893.28	82,949.10	89,220.49	92,055.24	1,235,489.46	214,743.59	226,972.02	132,746.49	101,607.92	1,913,519.48
Balance as at 31/12/2021	1,410,787.68	1,368,190.66	1,337,588.70	1,369,869.81	1,318,681.35	1,328,882.27	1,325,002.41	1,361,122.91	1,381,247.39	1,394,469.81	1,220,187.34	1,260,152.77	1,366,822.65	1,349,577.56	18,812,583.31	1,896,843.74	1,372,876.67	2,629,185.59	2,011,730.08	26,723,219.39
Add: T/R from MGT Fee for the period 1-3/2022:	21,733.85	20,975.27	22,387.70	20,917.60	20,159.10	20,462.88	19,733.00	20,437.56	28,827.77	27,825.26	32,103.48	18,951.98	21,415.12	29,927.41	303,909.08	37,314.73	46,351.46	27,463.15	23,504.40	438,542.82
Balance as at 31/3/2022	1,432,521.53	1,389,165.93	1,379,976.40	1,390,787.41	1,338,840.45	1,349,345.15	1,344,735.41	1,381,560.47	1,410,075.16	1,422,295.07	1,252,290.82	1,279,104.35	1,388,238.77	1,379,504.97	19,116,492.39	1,934,158.47	1,419,228.13	2,656,648.74	2,035,234.48	27,161,762.21

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%(2021:5%)on total expenditure before Building Manager's remuneration of Building.

ST11
 BELAIR GARDENS
 Accumulated Surplus / (Deficit) as at 31.3.2022

	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	CAR PARK	GRAND TOTAL
Balance as at 1/1/2021	170,212.93	729,966.91	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	3,655,814.06	7,982,673.87
Surplus/(Deficit) for the year ended 31/12/2021	403,462.03	35,783.11	289,940.59	176,959.23	87,447.22	268,611.36	335,643.80	311,548.02	(168,508.31)	38,163.41	55,506.18	183,202.04	(81,875.55)	(140,834.67)	1,795,048.46	822,482.34	3,168,999.61
Balance as at 1/1/2022	573,674.96	764,750.02	1,350,925.21	857,976.73	452,095.06	875,624.06	303,796.40	216,363.95	136,900.49	3,240.19	298,954.40	(193,691.21)	208,411.68	787,294.49	6,636,316.43	4,478,296.40	11,151,673.48
Surplus/(Deficit) for the period 1/1/2022 to 31/3/2022	96,035.03	64,501.59	54,350.03	76,384.43	73,645.42	93,656.26	120,459.52	118,315.20	(130,231.43)	348.65	(8,412.92)	91,534.78	5,264.83	(27,883.74)	629,067.65	445,234.85	1,473,198.57
Balance as at 31/3/2022	669,709.99	829,251.61	1,405,275.24	934,361.16	525,740.48	969,280.32	424,255.92	334,679.15	6,669.06	3,588.84	290,541.48	(102,156.43)	213,776.51	759,410.75	7,264,384.08	4,923,531.25	12,624,872.05

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)

INCOME :	收入項目:	JAN.2022	FEB.2022	MAR.2022	1-3/2022	1-3/2021
					TOTAL	TOTAL
	AUDITED				HK\$	HK\$
MANAGEMENT FEE	管理費收入	499,656.00	499,656.00	499,656.00	1,498,968.00	1,498,968.00
BANK INTEREST INCOME	銀行利息收入	2,299.55	-	-	2,299.55	2,644.30
D.R.CHG.RECOVERED	清泥頭費收入	-	-	-	-	-
ELECTRICITY CHG. RECOVERED	電費收入	300.00	180.00	300.00	780.00	720.00
INSURANCE COMPENSATION	保險費賠償	-	-	-	-	-
LEGAL FEE RECOVERED	訴訟費收入	-	-	-	-	-
EMPLOYMENT SUPPORT SCHEME-WAGE SUBSIDIES	保就業計劃-工資補貼	-	-	-	-	-
SUNDRY INCOME	什項收入	1,140.00	320.00	1,140.00	2,600.00	3,100.00
TELECOM STATION INCOME	電訊站收入	14,350.00	14,350.00	14,350.00	43,050.00	43,050.00
LESS : PROPERTY TAX ON TELECOM INC.	減/收回物業稅	(1,722.00)	(1,722.00)	(1,722.00)	(5,166.00)	(5,166.00)
		516,023.55	512,784.00	513,724.00	1,542,531.55	1,543,316.30
LESS : EXPENSES	支出項目:					
AUDIT FEE	核數費	-	-	-	-	-
CLEANING EXP.	清潔費	59,038.38	59,038.38	59,038.38	177,115.14	177,115.14
DEBRIS REMOVAL CHG.	清泥頭費	2,000.47	983.90	1,271.25	4,255.62	4,529.65
DEPRECIATION	折舊	-	-	-	-	-
ELECTRICITY	電費	25,623.80	23,112.60	25,432.50	74,168.90	71,109.40
EMPLOYEE BENEFITS COST :	員工薪酬:					
SECURITY GUARDS' SALARIES	薪金-保安	63,776.49	59,369.68	66,589.37	189,735.54	191,091.04
SECURITY GUARDS' MPF	強積金-保安	2,014.18	2,430.41	2,366.46	6,811.05	6,285.12
WATCHMEN/CARETAKERS' SALARIES	薪金	57,408.06	57,366.19	57,407.82	172,182.07	194,136.58
WATCHMEN/CARETAKERS' MPF	強積金	2,367.46	2,366.11	(112,947.57)	(108,214.00)	7,475.37
FESTIVAL DECORATION	節日裝飾	-	-	2,970.00	2,970.00	-
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	79.65	-	-	79.65	1,934.30
GARDENING EXP / LANDSCAPE	園藝費	-	18.05	-	18.05	-
GOVERNMENT RENT	地稅	1,218.50	-	-	1,218.50	1,282.50
INSURANCE	保險費	21,154.03	-	-	21,154.03	20,944.27
LEGAL FEE	訴訟費	-	-	-	-	150.00
MGT OFFICE CHG.	管理處支出	12,850.99	11,376.01	11,376.01	35,603.01	34,486.98
PROFESSIONAL FEE	專業費用	-	-	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG OF:	維修保養:					
CP EQUIPMENT	車場設備	7,938.00	3,438.00	12,538.00	23,914.00	16,114.00
DRAINAGE, WATER PIPES, PUMPS & ELEC.,REPAIR WORKS	水電維修工程等等	147,930.68	24,153.78	109,051.88	281,136.34	386,047.40
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	16,687.50	16,687.50
FIRE FIGHTING SYSTEM	消防保養	1,500.00	-	1,500.00	3,000.00	4,500.00
LIFTS	升降機	-	-	-	-	-
SECURITY / CCTV SYSTEM	保安系統/閉路電視	1,833.33	10,933.33	133.33	12,899.99	8,799.99
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	1,196.11	1,207.19	9,564.24	11,967.54	16,696.66
TELEPHONE / BROADBAND	電話費/上網	108.76	41.28	176.26	326.30	980.09
TS ENERGY SAVING	TS節能管	-	-	-	-	-
UNIFORM & LAUNDRY	制服及洗衣費	-	-	-	-	3,581.25
WATER FEE	水費	-	-	-	-	-
EXPENSES :	支出小計:	413,601.39	261,397.41	252,030.43	927,029.23	1,163,947.24
MANAGER'S REMUNERATION (5%)	經理費	20,680.07	13,069.87	12,601.52	46,351.46	58,197.36
TRANSFER TO SINKING FUND (5%)	撥入維修基金	20,680.07	13,069.87	12,601.52	46,351.46	58,197.36
APPORTIONMENT OF COMMON AREAS EXP.	公共地方費用分攤	26,377.14	24,115.16	27,072.25	77,564.55	89,187.34
REPAIRS	更換樓層鐵窗	-	-	-	-	-
BAD DEBT / (WRITTEN BACK)	壞賬/(收回)	-	-	-	-	-
TOTAL EXPENSES	總支出	481,338.67	311,652.31	304,305.72	1,097,296.70	1,369,529.30
SURPLUS / (DEFICIT) FOR THE PERIOD	本期盈餘/(赤字)	34,684.88	201,131.69	209,418.28	445,234.85	173,787.00
FURTHER CONTRIBUTED BY OWNERS	赤字收入	-	-	-	-	-
RETAINED SURPLUS / (DEFICIT)	承上年度結存	4,478,296.40	4,512,981.28	4,714,112.97	4,478,296.40	3,655,814.06
ACCUMULATED SURPLUS / (DEFICIT)	累積盈餘/(赤字)	4,512,981.28	4,714,112.97	4,923,531.25	4,923,531.25	3,829,601.06

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.2022	FEB.2022	MAR.2022	1-3/2022 TOTAL HK\$	1-3/2021 TOTAL HK\$
BADMINTON INCOME	羽毛球收入	-	-	-	-	-
BICYCLE INCOME	單車費收入	-	-	-	-	-
ELECTRICITY CHG.RECOVERED	電費收入	-	-	-	-	-
INSURANCE COMPENSATION	保險費賠償	-	-	-	-	-
LEGAL FEE RECOVERED	訴訟費收入	-	-	-	-	-
EMPLOYMENT SUPPORT SCHEME-WAGE SUBSIDIES	保就業計劃-工資補貼	-	-	-	-	-
SUNDRY INCOME	什項收入	140.00	30.00	100.00	270.00	-
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	-	-	-	-	-
		140.00	30.00	100.00	270.00	-
LESS : EXPENSES	支出項目:					
AUDIT FEE	核數費	-	-	-	-	-
BANK CHARGES	銀行費	-	-	-	-	-
CLEANING EXP	清潔費	79,949.50	79,949.50	79,949.50	239,848.50	239,848.50
DEBRIS REMOVAL CHG.	泥頭費	-	-	-	-	-
DEPRECIATION	折舊	-	-	-	-	-
ELECTRICITY	電費	8,405.40	7,627.30	7,977.20	24,009.90	21,892.80
EMPLOYEE BENEFITS COST :	員工薪酬:					
SECURITY GUARDS' SALARIES	薪金-保安	42,517.66	39,579.79	44,392.91	126,490.36	127,394.03
SECURITY GUARDS' MPF	強積金-保安	1,342.77	1,620.27	1,577.64	4,540.68	4,190.09
WATCHMEN/CARETAKERS' SALARIES	薪金	18,790.15	17,572.91	27,272.89	63,635.95	96,006.98
WATCHMEN/CARETAKERS' MPF	強積金	639.52	598.12	661.10	1,898.74	2,788.23
FESTIVAL DECORATION	節日裝飾	-	-	3,564.00	3,564.00	-
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	-	-	-	-	-
GARDENING EXP/LANDSCAPE	園藝費	222.00	-	2,147.00	2,369.00	-
INSURANCE	保險費	13,643.08	-	-	13,643.08	12,970.33
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	31,900.00	26,600.00	-	58,500.00	142,625.00
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	3,633.33	133.33	3,899.99	399.99
SWIMMING POOL	泳池保養	-	-	-	-	-
WALKIE TALKIE	無線電對講機	-	-	-	-	-
SECURITY CHG	保安費	-	-	-	-	-
SUNDRY EXPENSES	什項支出	1,213.33	1,000.42	1,982.82	4,196.57	2,309.76
TELEPHONE / BROADBAND	電話費/上網	44.99	-	89.99	134.98	134.97
TS ENERGY SAVING	TS節能管	-	-	-	-	-
UNIFORM & LAUNDRY	制服	-	-	-	-	-
WATER FEE	水費	2,531.20	-	-	2,531.20	2,681.30
EXPENSES :	支出:	201,332.93	178,181.64	169,748.38	549,262.95	653,241.98
MANAGER'S REMUNERATION (5%)	經理費	10,066.65	8,909.08	8,487.42	27,463.15	32,662.10
TRANSFER TO SINKING FUND (5%)	撥入維修基金	10,066.65	8,909.08	8,487.42	27,463.15	32,662.10
APPORTIONED COMMON AREAS EXP.	公共地方費用分攤	3,516.95	3,215.36	3,609.64	10,341.95	11,891.66
TOTAL EXPENSES	總支出	224,983.18	199,215.16	190,332.86	614,531.20	730,457.84
NET EXPENSES	淨支出	(224,843.18)	(199,185.16)	(190,232.86)	(614,261.20)	(730,457.84)
APPORTIONMENT OF RETAINED AREAS EXPENSES:						
BLOCK A	1,988	(15,259.74)	(13,518.37)	(12,910.79)	(41,688.90)	(49,574.97)
BLOCK B	1,988	(15,259.74)	(13,518.37)	(12,910.79)	(41,688.90)	(49,574.97)
BLOCK C	1,988	(15,259.74)	(13,518.37)	(12,910.79)	(41,688.90)	(49,574.97)
BLOCK D	1,988	(15,259.74)	(13,518.37)	(12,910.79)	(41,688.90)	(49,574.97)
BLOCK E	1,648	(12,649.92)	(11,206.38)	(10,702.71)	(34,559.01)	(41,096.36)
BLOCK F	1,648	(12,649.92)	(11,206.38)	(10,702.71)	(34,559.01)	(41,096.36)
BLOCK G	1,648	(12,649.92)	(11,206.38)	(10,702.71)	(34,559.01)	(41,096.36)
BLOCK H	1,648	(12,649.92)	(11,206.38)	(10,702.71)	(34,559.01)	(41,096.36)
BLOCK I	2,458	(18,867.42)	(16,714.36)	(15,963.14)	(51,544.92)	(61,295.42)
BLOCK J	2,458	(18,867.42)	(16,714.36)	(15,963.14)	(51,544.92)	(61,295.42)
BLOCK K	2,458	(18,867.42)	(16,714.36)	(15,963.14)	(51,544.92)	(61,295.42)
BLOCK L	2,458	(18,867.42)	(16,714.36)	(15,963.14)	(51,544.92)	(61,295.42)
BLOCK M	2,458	(18,867.42)	(16,714.36)	(15,963.14)	(51,544.92)	(61,295.42)
BLOCK N	2,458	(18,867.44)	(16,714.36)	(15,963.16)	(51,544.96)	(61,295.42)
業權份數	29,292	(224,843.18)	(199,185.16)	(190,232.86)	(614,261.20)	(730,457.84)

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

<u>INCOME :</u>	<u>收入項目:</u>	<u>JAN.2022</u>	<u>FEB.2022</u>	<u>MAR.2022</u>	1-3/2022 <u>TOTAL</u> HK\$	1-3/2021 <u>TOTAL</u> HK\$
BANK INT. INC.	銀行利息收入	-	-	-	-	-
INSURANCE COMPENSATION	保險賠償	-	-	-	-	-
EMPLOYMENT SUPPORT SCHEME-WAGE SUBS.	保就業計劃-工資補貼	-	-	-	-	-
SUNDRY INCOME	什項收入	-	-	-	-	-
		-	-	-	-	-
LESS : EXPENSES	支出項目:					
AUDIT FEE	核數費	-	-	-	-	-
BANK CHARGES	銀行費用	998.00	892.50	900.50	2,791.00	3,279.00
CLEANING EXP.	清潔費	39,358.90	39,358.90	39,358.90	118,076.70	118,076.70
DEBRIS REMOVAL CHG.	泥頭費	-	-	-	-	-
DEPRECIATION	折舊	-	-	-	-	-
ELECTRICITY	電費	2,966.40	2,696.50	2,705.00	8,367.90	8,285.90
EMPLOYEE BENEFITS COST :	員工薪酬:					
SECURITY GUARDS' SALARIES	薪金-保安	42,517.66	39,579.79	44,392.90	126,490.35	127,394.03
SECURITY GUARDS' MPF	強積金-保安	1,342.77	1,620.26	1,577.63	4,540.66	4,190.07
WATCHMEN / CARETAKERS' SALARIES	薪金	39,645.44	38,425.23	48,125.21	126,195.88	172,783.51
WATCHMEN / CARETAKERS' MPF	強積金	892.26	850.74	913.71	2,656.71	3,533.13
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	8,032.18	-	-	8,032.18	9,259.44
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	4,383.45	4,383.45	4,383.45	13,150.35	13,150.35
DRAINAGE, WATER PIPES, PUMPS & ELEC.,F	水電維修工程等等	-	-	-	-	20,480.00
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	1,333.39	133.39	1,600.17	400.17
WALKIE TALKIE	無線電對講機	-	-	-	-	-
SECURITY CHG	保安費	-	-	-	-	-
SUNDRY EXPENSES	什項支出	625.97	11.73	2,770.55	3,408.25	136.00
TELEPHONE / BROADBAND	電話費/上網	907.03	-	1,813.03	2,720.06	2,721.09
T5 ENERGY SAVING	T5 節能管	-	-	-	-	-
UNIFORM & LAUNDRY	制服及洗衣費	1,058.00	-	-	1,058.00	5,840.00
OWNERS' COMMITTEE EXP.	業主立案法團費用	17,000.00	17,000.00	17,000.00	51,000.00	51,000.00
EXPENSES :	支出:	159,861.45	146,152.49	164,074.27	470,088.21	540,529.39
MANAGER'S REMUNERATION (5%)	經理費	7,993.07	7,307.62	8,203.71	23,504.40	27,026.47
TRANSFER TO SINKING FUND (5%)	撥入維修基金	7,993.07	7,307.62	8,203.71	23,504.40	27,026.47
TOTAL EXPENSES	總支出	175,847.59	160,767.73	180,481.69	517,097.01	594,582.33
NET EXPENSES	淨支出	175,847.59	160,767.73	180,481.69	517,097.01	594,582.33
APPORTIONMENT OF COMMON AREA EXPENSES: 公共地方費用分攤						
DOMESTIC UNITS (10%)	住宅	17,584.76	16,076.77	18,048.17	51,709.70	59,458.23
CAR PARKS (15%)	車場	26,377.14	24,115.16	27,072.25	77,564.55	89,187.34
COMMERCIAL COMPLEX (73%)	商場	128,368.74	117,360.44	131,751.63	377,480.82	434,045.10
RETAINED AREAS (2%)	休憩, 運動地方	3,516.95	3,215.36	3,609.64	10,341.94	11,891.66
		175,847.59	160,767.73	180,481.69	517,097.01	594,582.33

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.2022	FEB.2022	MAR.2022	1-3/2022	1-3/2021
					TOTAL	TOTAL
	AUDITED				HK\$	HK\$
MANAGEMENT FEE	管理費收入	498,648.00	498,648.00	498,648.00	1,495,944.00	1,495,944.00
BANK INTEREST INCOME	銀行利息收入	2,299.55	-	-	2,299.55	2,644.26
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	-	-	-	-	-
EMPLOYMENT SUPPORT SCHEME-WAGE SUBSIDIES	保就業計劃-工資補貼	-	-	-	-	-
SUNDRY INCOME	什項收入	7.50	-	-	7.50	-
TELECOM STATION INCOME	電訊站收入	33,350.00	33,350.00	33,350.00	100,050.00	100,050.00
LESS : PROPERTY TAX ON TELECOM INC.	減/收回物業稅	-	-	-	-	-
WATER CHG. RECOVERED	水費收入	-	-	-	-	-
		534,305.05	531,998.00	531,998.00	1,598,301.05	1,598,638.26
LESS : EXPENSES	支出項目:					
AUDIT FEE	核數費	-	-	-	-	-
CLEANING EXP.	清潔費	76,619.62	50,469.62	60,724.88	187,814.12	186,218.86
DEBRIS REMOVAL CHG.	清泥頭費	2,000.45	984.00	1,271.25	4,255.70	4,529.69
DEPRECIATION	折舊	-	-	-	-	-
ELECTRICITY	電費	40,870.20	36,553.00	38,357.60	115,780.80	102,835.50
EMPLOYEE BENEFITS COST :	員工薪酬:					
SECURITY GUARDS' SALARIES	薪金-保安	21,258.82	19,789.89	22,196.46	63,245.17	63,697.01
SECURITY GUARDS' MPF	強積金-保安	671.39	810.14	788.82	2,270.35	2,095.05
WATCHMEN/CARETAKERS' SALARIES	薪金	51,752.70	51,714.31	51,755.44	155,222.45	162,991.11
WATCHMEN/CARETAKERS' MPF	強積金	2,084.69	2,083.52	(113,230.17)	(109,061.96)	6,642.04
FESTIVAL DECORATION	節日裝飾	-	-	2,574.00	2,574.00	-
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	79.69	-	-	79.69	34.38
GARDENING EXP / LANDSCAPE	園藝費	-	18.13	-	18.13	1,600.00
GOVERNMENT RENT	地稅	2,928.50	-	-	2,928.50	3,487.50
INSURANCE	保險費	29,150.13	-	-	29,150.13	29,052.55
LEGAL FEE	訴訟費	-	-	-	-	-
MGT OFFICE CHG.	管理處支出	12,850.99	11,376.01	11,376.01	35,603.01	34,486.98
PROFESSIONAL FEE	專業費用	-	-	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG OF:	維修保養:					
AIR-CONDITIONING	冷氣費	16,530.00	16,530.00	54,530.00	87,590.00	287,320.00
DIESEL GENERATOR	發電機	1,300.00	1,300.00	1,300.00	3,900.00	9,900.00
DRAINAGE, WATER PIPES, PUMPS & ELEC.,REPAIR WORKS	水電維修工程等等	22,410.48	8,237.02	16,041.80	46,689.30	179,403.64
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	16,687.50	16,687.50
FIRE FIGHTING SYSTEM	消防保養	8,000.00	-	8,000.00	16,000.00	24,000.00
LIFTS	升降機	22,150.00	22,150.00	22,150.00	66,450.00	102,020.00
SECURITY / CCTV SYSTEM	保安系統/閉路電視	133.33	133.33	133.33	399.99	1,999.99
SMATV SYSTEM	衛星電視	-	-	-	-	-
SWIMMING POOL	泳池保養	-	-	-	-	-
WALKIE TALKIE	無線電對講機	-	-	-	-	-
SECURITY CHG	保安費	-	-	-	-	-
SUNDRY EXPENSES	什項支出	6,100.73	5,687.10	4,097.48	15,885.31	13,279.98
TELEPHONE / BROADBAND	電話費/上網	63.74	41.24	86.24	191.22	191.39
T5 ENERGY SAVING	T5節能管	-	-	-	-	-
UNIFORM & LAUNDRY	制服及洗衣費	-	-	-	-	3,581.25
WATER FEE	水費	2,621.30	-	-	2,621.30	1,744.10
EXPENSES :	支出小計:	325,139.26	233,439.81	187,715.64	746,294.71	1,237,798.52
MANAGER'S REMUNERATION (5%)	經理費	16,256.96	11,671.99	9,385.78	37,314.73	61,889.93
TRANSFER TO SINKING FUND (5%)	撥入維修基金	16,256.96	11,671.99	9,385.78	37,314.73	61,889.93
APPORTIONMENT OF COMMON AREAS EXP.	公共地方費用分攤	128,368.74	117,360.44	131,751.63	377,480.81	434,045.10
REPAIRS	更換樓層鐵窗	-	-	-	-	-
TOTAL EXPENSES	總支出	486,021.92	374,144.23	338,238.83	1,198,404.98	1,795,623.48
SURPLUS / (DEFICIT) FOR THE PERIOD	本期盈餘/(赤字)	48,283.13	157,853.77	193,759.17	399,896.07	(196,985.22)
FURTHER CONTRIBUTED BY LANDLORD	赤字收入	-	-	-	-	-
RETAINED SURPLUS / (DEFICIT)	承上年度結存	37,060.65	85,343.78	243,197.55	37,060.65	(514,408.16)
FIRE SERVICES WORKS	消防改善工程	-	-	-	-	-
ACCUMULATED SURPLUS / (DEFICIT)	累積盈餘/(赤字)	85,343.78	243,197.55	436,956.72	436,956.72	(711,393.38)

BELAIR GARDENS
 MANAGED BY BELAIR GARDEN MANAGEMENT COMPANY LIMITED
 STATEMENT OF COMPREHENSIVE INCOME
 綜合收益表 - 1-31-2022
 (FORMERLY KNOWN AS INCOME STATEMENT)
 (前稱收支報告表)

INCOME:	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	CONHM	CAR PARK	GRAND TOTAL
	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$
管理費收入	617,040.00	568,818.00	589,740.00	579,432.00	579,570.00	590,316.00	603,672.00	603,672.00	556,332.00	556,332.00	530,580.00	561,186.00	529,236.00	529,236.00	7,944,366.00	1,495,944.00	1,498,968.00	10,939,278.00
銀行利息收入	2,999.55	2,999.55	2,999.55	2,999.55	2,999.55	2,999.55	2,999.55	2,999.55	2,999.55	2,999.55	2,999.55	2,999.55	2,999.55	2,999.55	32,193.70	2,999.55	-	36,927.80
清還預費收入	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
雜項收入	222.44	222.44	222.44	222.44	222.44	222.44	222.44	222.44	222.44	222.44	222.44	222.44	222.44	222.28	3,478.00	-	780.00	
保險費	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
保險費附項	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
訴訟費收入	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
保險費計劃-工資補貼	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
僱員福利	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TELECOM STATION INCOME	222.44	222.44	222.44	222.44	222.44	222.44	222.44	222.44	222.44	222.44	222.44	222.44	222.44	222.28	3,478.00	7.50	6,085.50	
LESS: PROPERTY TAX ON TELECOM INC.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	143,100.00
WATER CHG. RECOVERED	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(5,166.00)
支出現金:	619,561.99	571,339.99	592,261.99	581,953.99	555,397.99	582,091.99	592,837.99	606,193.99	559,217.99	558,853.99	533,101.99	563,707.99	531,757.99	531,757.83	7,980,037.70	1,598,301.05	1,542,531.55	11,120,870.30
LESS: EXPENSES:																		
AUDIT FEE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
核數費	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CLEANING EXP.	61,607.26	61,607.26	63,983.26	61,607.26	64,607.26	58,607.26	57,983.26	64,607.26	82,404.55	76,404.55	60,983.26	60,983.26	76,404.55	80,028.55	931,818.80	187,814.12	1,296,748.06	
清潔費	4,255.62	4,255.62	4,255.62	4,255.62	4,255.62	4,255.62	4,255.62	4,255.62	4,255.62	4,255.62	4,255.62	4,255.62	4,255.62	4,255.62	59,578.68	4,255.62	68,090.00	
DEBRIS REMOVAL CHG.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
拆卸	25,528.20	23,202.80	26,199.50	24,019.30	21,386.90	25,910.50	25,633.00	22,886.20	31,638.60	35,729.30	22,479.80	21,753.50	32,478.40	33,786.20	369,632.20	115,780.80	559,581.90	
DEPRECIATION	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EMPLOYEE BENEFITS COST:																		
SECURITY GUARDS' SALARIES	179,464.12	179,464.12	179,464.12	179,464.12	179,464.12	179,464.12	179,464.12	179,464.12	179,464.12	179,464.12	179,464.12	179,464.12	179,464.12	179,464.06	2,512,897.62	155,222.45	2,839,902.14	
SECURITY GUARDS' MPF	(1,833.40)	(1,833.40)	(1,833.40)	(1,833.40)	(1,833.40)	(1,833.40)	(1,833.40)	(1,833.40)	(1,833.40)	(1,833.40)	(1,833.40)	(1,833.40)	(1,833.40)	(1,833.33)	(25,667.53)	(109,061.96)	(242,943.49)	
WATCHMEN/CARETAKERS' SALARIES	79.69	79.69	79.69	79.69	79.69	79.69	79.69	79.69	79.69	79.69	79.69	79.69	79.69	79.69	9,998.00	2,574.00	15,042.00	
WATCHMEN/CARETAKERS' MPF	18.13	18.13	18.13	18.13	18.13	18.13	18.13	18.13	18.13	18.13	18.13	18.13	18.13	18.13	1,115.66	79.65	1,275.00	
FESTIVAL DECORATION	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
FURNITURE, FIXTURE & EQUIPMENT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GARDENING EXP / LANDSCAPE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GOVERNMENT RENT	15,161.90	15,161.90	15,161.90	15,161.90	15,161.90	15,161.90	15,161.90	15,161.90	15,161.90	15,161.90	15,161.90	15,161.90	15,161.90	15,161.90	2,928.50	1,218.50	4,147.00	
INSURANCE	2,543.07	2,543.07	2,543.07	2,543.07	2,543.07	2,543.07	2,543.07	2,543.07	2,543.07	2,543.07	2,543.07	2,543.07	2,543.07	2,543.07	35,602.98	35,603.01	106,809.00	
LEGAL FEE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MGT OFFICE CHG.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PROFESSIONAL FEE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
REPAIRS, RENOVALS & MAINTENANCE CHG OF:																		
AIR-CONDITIONING	93,024.60	83,674.60	103,044.60	81,694.60	62,774.60	73,324.60	54,124.60	70,324.60	171,615.86	65,716.26	95,173.86	34,666.26	41,566.26	66,867.06	1,097,592.36	46,689.30	1,425,418.00	
CP EQUIPMENT	16,687.50	16,687.50	16,687.50	16,687.50	16,687.50	16,687.50	16,687.50	16,687.50	16,687.50	16,687.50	16,687.50	16,687.50	16,687.50	16,687.50	233,625.00	16,687.50	267,000.00	
DIESEL GENERATOR	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	18,080.00	16,000.00	37,080.00	
DRAINAGE, WATER PIPES, PUMPS & ELEC. (REPAIR WORKS)	23,460.00	23,460.00	23,460.00	23,460.00	23,460.00	23,460.00	23,460.00	23,460.00	26,880.00	26,880.00	23,460.00	23,460.00	26,880.00	26,880.00	342,120.00	66,450.00	408,570.00	
DRAINAGE, WATER PIPES, PUMPS & ELEC. (KWONG LUEN)	399.99	399.99	399.99	399.99	399.99	399.99	399.99	399.99	27,077.99	19,377.99	12,999.99	11,199.99	17,577.99	17,577.99	109,011.86	399.99	122,311.84	
FIRE FIGHTING SYSTEM	930.00	930.00	930.00	930.00	896.70	896.70	896.70	896.70	1,793.40	1,793.40	830.25	830.25	1,793.40	1,792.50	16,140.00	-	16,140.00	
LIFTS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY / CCTV SYSTEM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SMART SYSTEM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SWIMMING POOL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SECURITY CHG	385.71	385.71	385.71	385.71	385.71	385.71	385.71	385.71	385.71	385.71	385.71	385.71	385.71	385.77	5,400.00	-	5,400.00	
SUNDRY EXPENSES	10,367.62	6,871.62	10,377.62	6,881.62	10,297.22	10,299.22	12,803.22	6,817.22	15,795.85	12,254.69	6,662.59	6,659.59	12,262.69	12,256.73	140,597.50	15,885.31	168,450.35	
TELEPHONE / BROADBAND	618.37	618.37	618.37	618.37	618.37	618.37	618.37	618.37	618.39	618.39	797.96	797.96	618.39	618.39	9,017.44	191.22	9,534.96	
TS ENERGY SAVING	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WATER FEE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EXPENSES:	434,676.61	419,305.41	447,794.11	418,351.91	403,181.81	409,257.41	394,659.91	408,751.11	576,555.41	457,515.35	442,069.48	379,031.58	428,322.45	458,548.24	6,078,180.99	746,294.71	927,039.23	7,791,504.93
MANAGERS' REMUNERATION (5%)	21,733.85	20,975.27	22,387.70	20,917.60	20,159.10	20,462.88	19,733.00	20,437.56	28,827.77	22,875.76	22,103.48	18,951.58	21,416.12	22,927.41	303,909.08	37,314.73	46,351.46	387,975.27
TRANSFER TO SINKING FUND (5%)	3,693.55	3,693.55	3,693.55	3,693.55	3,693.55	3,693.55	3,693.55	3,693.55	3,693.55	3,693.55	3,693.55	3,693.55	3,693.55	3,693.55	303,909.08	37,314.73	387,975.27	
APPOINTMENT OF COMMON AREAS EXP.	41,688.90	41,688.90	41,688.90	41,688.90	41,688.90	41,688.90	41,688.90	41,688.90	41,688.90	41,688.90	41,688.90	41,688.90	41,688.90	41,688.90	377,480.81	77,564.55	506,755.06	
APPOINTMENT OF RETAINED AREAS EXP.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
REPAIRS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BAD DEBT / WRITTEN BACK)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	523,526.96	506,838.40	537,911.96	505,565.56	481,792.57	488,435.73	472,378.47	487,878.79	689,449.42	558,595.34	541,514.91	472,173.21	526,393.16	559,641.57	7,351,970.05	1,198,404.98	1,097,296.70	9,667,871.73
SURPLUS / (DEFICIT) FOR THE PERIOD	96,035.03	64,501.59	54,350.03	76,384.43	73,645.42	93,656.26	120,459.52	118,315.20	(130,231.43)	348.65	(8,412.92)	91,534.78	5,364.83	(27,883.74)	628,067.65	399,986.07	445,234.85	1,473,198.57
FURTHER CONTRIBUTED BY OWNERS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RETAINED SURPLUS / (DEFICIT)	573,674.96	764,750.02	1,350,925.21	857,976.73	451,063.80	876,655.32	303,796.40	216,363.95										