


**BELAIR GARDENS 富豪花園**  
**STATEMENT OF FINANCIAL POSITION**  
**財務狀況表 - 31.7.2022**

		<u>UNAUDITED</u>	<u>31/12/2021</u>
		<u>HK\$</u>	<u>UNAUDITED</u>
			<u>HK\$</u>
<b>NON-CURRENT ASSETS</b>	<b>非流動資產</b>		
Plant & equipment	傢俬、機械和設備	34,367.50	34,367.50
Public utility deposits outward	公共按金	652,079.00	650,258.00
		<u>686,446.50</u>	<u>684,625.50</u>
<b>CURRENT ASSETS</b>	<b>流動資產</b>		
Inventories	存貨	25,316.40	-
Management fee income receivable	應收管理費	1,409,274.00	1,280,416.00
Other receivable	其他應收帳款	8,516.05	4,325.15
Amount due from the building manager	管理公司往來帳	930,772.09	-
Fixed deposits	銀行定期存款	45,530,888.99	41,369,751.39
Bank balance	銀行結餘	7,246,457.43	5,437,319.39
Cash in hand	現金結餘	75,642.00	15,006.00
		<u>55,226,866.96</u>	<u>48,106,817.93</u>
<b>CURRENT LIABILITIES</b>	<b>流動負債</b>		
Accrued expenses	應付款項	3,927,790.58	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	918,100.00	915,100.00
Debris removal deposits received	清泥頭按金	417,000.00	417,000.00
Management fee income received in advance	預繳管理費	710,769.00	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	1,016,000.00	-
Property tax payable	應付物業稅	197,022.00	184,968.00
		<u>7,293,081.58</u>	<u>5,082,749.84</u>
<b>NET CURRENT ASSETS</b>	<b>淨流動資產</b>	<u>47,933,785.38</u>	<u>43,024,068.09</u>
<b>NET ASSETS</b>	<b>淨資產</b>	<u>48,620,231.88</u>	<u>43,708,693.59</u>
<b>BUILDING OWNERS' FUNDS</b>	<b>大廈業主資金分列</b>		
Management fee deposits received	管理費按金	5,199,545.98	5,163,219.98
Public utility deposits received	公共水電按金	671,580.74	670,580.74
Sinking fund	維修基金	27,736,037.39	26,723,219.39
Accumulated surplus / (deficit) *	累積盈餘 / (赤字) *	15,013,067.77	11,151,673.48
<b>TOTAL EQUITY</b>	<b>權益總額</b>	<u>48,620,231.88</u>	<u>43,708,693.59</u>

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

  
Authorized Signature  
29th August, 2022



ST11  
 BELAIR GARDENS  
 Accumulated Surplus / (Deficit) as at 31.7.2022

	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	1,272,681.36	1,283,746.70	1,305,730.73	1,136,294.06	1,177,203.67	1,277,602.16	1,257,522.32	17,571,133.85	1,682,100.15	1,443,904.65	2,496,439.10	1,910,122.16	24,809,699.91
Add: TR from MGT Fee for the year 2021:	85,182.38	93,127.42	85,378.83	88,640.16	89,292.30	85,011.03	84,917.91	88,441.55	97,500.69	88,739.08	83,893.28	82,949.10	89,220.49	97,055.24	1,235,449.46	214,743.59	228,972.02	132,746.49	101,607.92	1,913,519.48
Balance as at 31/12/2021	1,410,787.68	1,368,190.66	1,357,588.70	1,369,869.81	1,318,581.35	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
and 1/1/2022: MGT Fee for the period 1-7/2022:	49,751.24	46,108.66	47,157.01	45,956.47	44,669.81	44,840.05	45,353.17	44,546.60	54,830.57	47,937.97	48,325.25	45,406.82	49,104.02	50,635.49	664,442.13	110,629.21	115,189.25	66,338.38	56,519.13	1,012,818.00
Balance as at 31/7/2022	1,460,538.92	1,414,299.32	1,404,745.71	1,415,826.28	1,363,251.16	1,373,722.32	1,370,355.58	1,405,669.51	1,436,077.96	1,442,407.78	1,268,512.59	1,305,559.59	1,415,926.67	1,400,213.05	19,476,725.44	2,007,472.95	1,488,065.92	2,695,523.97	2,068,249.21	27,736,037.39

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% (20/21/22) 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 - 1/7/2022

(FORMERLY KNOWN AS INCOME STATEMENT)

(前期收支報告表)

(未經審核)

收入項目:

管理費收入

銀行利息收入

雜項收入

電費收入

保險賠償

訴訟費收入

保潔計劃-二號舖

什項收入

電訊站收入

水/收回物業稅

水費收入

1,439,760.00

1,327,242.00

10,071.10

400.87

400.87

400.87

400.87

400.87

400.87

400.87

400.87

1,337,713.97

1,386,531.97

1,362,479.97

1,300,315.97

1,362,801.97

1,387,875.97

1,419,039.97

1,309,328.97

1,309,807.97

1,248,491.97

1,319,905.97

1,245,425.97

1,246,132.79

18,686,285.40

3,734,189.50

3,606,694.10

26,027,169.10

133,786.00

10,743.59

62,211.90

401,378.19

2,243.18

2,130.43

404.67

18.13

15,161.90

190.05

5,694.54

190.05

5,694.54

15,161.90

190.05

5,694.54

190.05

5,694.54

15,161.90

190.05

5,694.54

190.05

5,694.54

15,161.90

190.05

5,694.54

190.05

5,694.54

15,161.90

190.05

5,694.54

190.05

5,694.54

15,161.90

190.05

5,694.54

190.05

5,694.54

15,161.90

190.05

5,694.54

190.05

5,694.54

15,161.90

190.05

5,694.54

190.05

5,694.54

15,161.90

190.05

5,694.54

1,450,231.97

1,337,713.97

1,386,531.97

1,300,315.97

1,362,801.97

1,387,875.97

1,419,039.97

1,309,328.97

1,309,807.97

1,248,491.97

1,319,905.97

1,245,425.97

1,246,132.79

18,686,285.40

3,734,189.50

3,606,694.10

26,027,169.10

支出項目:

核數費

清潔費

清潔服務

折舊

電費

員工薪酬:

薪金-保安

新禧金-保安

獎金

強積金

即日裝設

應收賬項

園藝費

地稅

保險費

訴訟費

管理費支出

專業費用:

維修保養:

冷氣費

車場設施

車場設備

發電機

柴油發電機

排水、水喉、水泵及電器維修工程

水喉維修(原裝月費)

消防保養

升降機

保安系統/閉路電視

衛星電視

泳池保養

保安費

電話費/上網

TS-能源管理

制服及洗衣費

水費

支出小計:

管理費

撥入維修基金

撥入地方費用分攤

撥入地方費用分攤

更換樓面鐵窗

樓底(收回)

總支出

非零收入

承上年度結存

消防改善工程

累積盈餘/(赤字)

累積盈餘/(赤字)

239,920.53

38,937.50

3,900.00

54,740.00

933.31

2,170.00

184,570.53

38,937.50

3,900.00

54,740.00

239,920.53

38,937.50

3,900.00

54,740.00

933.31

2,170.00

184,570.53

38,937.50

3,900.00

54,740.00

933.31

2,170.00

18,477.08

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

1,442.74

995,024.55

927,173.05

46,108.66

49,751.24

46,108.66

8,881.57

92,850.05

92,850.05

919,129.15

943,140.25

45,956.47

47,157.01

46,108.66

8,881.57

92,850.05

92,850.05

919,129.15

943,140.25

45,956.47

47,157.01

46,108.66

8,881.57

92,850.05

92,850.05

919,129.15

943,140.25

45,956.47

47,157.01

46,108.66

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.2022	FEB.2022	MAR.2022	APR.2022	MAY.2022	JUN.2022	JUL.2022	1-7/2022 TOTAL HK\$	1-7/2021 TOTAL HK\$
<b>INCOME:</b>									
<b>收入項目:</b>									
<b>AUDITED</b>									
MANAGEMENT FEE	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	499,656.00	3,497,592.00	3,497,592.00
BANK INTEREST INCOME	2,299.55	-	-	2,348.35	-	-	5,423.20	10,071.10	5,305.65
D.R.CHG.RECOVERED	-	-	-	-	-	-	-	-	-
ELECTRICITY CHG. RECOVERED	300.00	180.00	300.00	240.00	240.00	240.00	180.00	1,680.00	1,920.00
INSURANCE COMPENSATION	-	-	-	-	-	-	-	-	-
LEGAL FEE RECOVERED	-	-	-	-	-	-	-	-	-
EMPLOYMENT SUPPORT SCHEME-WAGE SUBSIDIES	-	-	-	-	-	-	-	-	-
SUNDRY INCOME	1,140.00	320.00	1,140.00	1,835.00	320.00	1,530.00	2,670.00	8,955.00	29,039.90
TELECOM STATION INCOME	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	14,350.00	100,450.00	100,450.00
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)	(12,054.00)	(12,054.00)
	516,023.55	512,784.00	513,724.00	516,707.35	512,844.00	514,054.00	520,557.20	3,606,694.10	3,622,253.55
<b>LESS: EXPENSES</b>									
<b>支出項目:</b>									
AUDIT FEE	-	-	-	-	-	-	-	413,966.37	413,966.37
CLEANING EXP.	59,038.38	59,038.38	59,038.38	59,038.38	59,270.95	59,270.95	1,973.13	10,743.59	10,531.20
DEBRIS REMOVAL CHG.	2,000.47	983.90	1,271.25	1,546.25	1,198.75	1,769.84	-	-	-
DEPRECIATION	-	-	-	-	-	-	-	-	-
ELECTRICITY	25,623.80	23,112.60	25,432.50	24,796.70	26,339.00	25,973.30	28,327.00	179,604.90	168,486.60
EMPLOYEE BENEFITS COST:									
SECURITY GUARDS' SALARIES	63,776.49	59,369.68	66,589.37	65,438.19	63,795.79	61,567.28	64,248.72	444,785.52	443,175.34
SECURITY GUARDS' MPF	2,014.18	2,430.41	2,366.46	2,306.48	2,261.80	2,126.17	2,287.34	15,792.84	15,111.75
WATCHMEN/CARETAKERS' SALARIES	57,408.06	57,366.19	57,407.82	58,588.77	61,267.22	61,828.58	61,899.37	415,766.01	452,370.78
WATCHMEN/CARETAKERS' MPF	2,367.46	2,366.11	(112,947.57)	2,427.23	2,366.80	2,164.00	2,755.60	(98,500.37)	17,400.66
FESTIVAL DECORATION	-	-	2,970.00	-	-	-	14,204.00	17,174.00	10,130.00
FURNITURE, FIXTURE & EQUIPMENT	79.65	-	-	245.00	80.00	-	-	404.65	2,089.30
GARDENING EXP / LANDSCAPE	-	18.05	-	-	-	-	-	18.05	-
GOVERNMENT RENT	1,218.50	-	-	1,282.50	-	-	1,282.50	3,783.50	3,847.50
INSURANCE	21,154.03	-	-	-	-	-	-	21,154.03	21,474.25
LEGAL FEE	-	-	-	2,660.65	-	-	-	2,660.65	210.00
MGT OFFICE CHG.	12,850.99	11,376.01	11,376.01	12,850.99	11,376.01	11,376.01	8,517.70	79,723.72	73,855.62
PROFESSIONAL FEE	-	-	-	-	-	-	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG OF:									
CP EQUIPMENT	7,938.00	3,438.00	12,538.00	3,438.00	3,438.00	3,438.00	9,238.00	43,466.00	64,856.00
DRAINAGE, WATER PIPES, PUMPS & ELEC., REPAIR WORKS	147,930.68	24,153.78	109,051.88	52,159.30	127,059.93	170,115.55	37,381.18	667,852.30	832,054.35
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	38,937.50	38,937.50
FIRE FIGHTING SYSTEM	1,500.00	-	1,500.00	1,500.00	1,500.00	1,500.00	-	9,000.00	10,500.00
LIFTS	-	-	-	-	-	-	-	-	-
SECURITY / CCTV SYSTEM	1,833.33	10,933.33	133.33	133.33	133.33	1,733.33	1,833.33	16,733.31	13,683.31
SMATV SYSTEM	-	-	-	-	-	-	-	-	-
WALKIE TALKIE	-	-	-	-	-	-	-	-	-
SECURITY CHG	1,196.11	1,207.19	9,564.24	3,261.94	1,683.33	1,708.71	1,294.65	19,916.17	28,067.73
SUNDRY EXPENSES	108.76	41.28	176.26	108.73	108.76	108.76	108.78	761.33	2,313.48
TELEPHONE / BROADBAND	-	-	-	-	-	-	-	-	-
T5 ENERGY SAVING	-	-	-	-	10.15	-	30.55	40.70	3,581.25
UNIFORM & LAUNDRY	-	-	-	-	-	-	-	-	-
WATER FEE	-	-	-	-	-	-	-	-	-
<b>EXPENSES:</b>									
MANAGER'S REMUNERATION (5%)	20,680.07	13,069.87	12,601.52	14,867.25	18,372.62	21,222.35	14,375.57	115,189.25	131,312.11
TRANSFER TO SINKING FUND (5%)	20,680.07	13,069.87	12,601.52	14,867.25	18,372.62	21,222.35	14,375.57	115,189.25	131,312.11
APPORTIONMENT OF COMMON AREAS EXP.	26,377.14	24,115.16	27,072.25	28,629.54	26,718.98	26,510.24	27,089.84	186,513.15	198,695.50
REPAIRS	-	-	-	-	-	-	-	-	-
BAD DEBT / (WRITTEN BACK)	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	481,338.67	311,652.31	304,305.72	355,708.98	430,916.54	493,401.92	343,352.28	2,720,676.42	3,087,561.80
SURPLUS / (DEFICIT) FOR THE PERIOD	34,684.88	201,131.69	209,418.28	160,998.37	81,927.46	20,652.08	177,204.92	886,017.68	534,691.75
FURTHER CONTRIBUTED BY OWNERS	-	-	-	-	-	-	-	-	-
RETAINED SURPLUS / (DEFICIT)	4,478,296.40	4,512,981.28	4,714,112.97	4,923,531.25	5,084,529.62	5,166,457.08	5,187,109.16	4,478,296.40	3,655,814.06
ACCUMULATED SURPLUS / (DEFICIT)	4,512,981.28	4,714,112.97	4,923,531.25	5,084,529.62	5,166,457.08	5,187,109.16	5,364,314.08	4,190,505.81	

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

(未經審核)  
富薈花園  
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	APR.2022	MAY.2022	JUN.2022	JUL.2022	1-7/2022 TOTAL HK\$	1-7/2021 TOTAL HK\$
BADMINTON INCOME	羽毛球收入	-	-	-	-	-	114,300.00	1,650.00	115,950.00	99,450.00
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	僱員薪酬工資補貼	-	-	-	-	-	-	-	270.00	-
SUNDRY INCOME	雜項收入	140.00	30.00	100.00	-	-	-	-	-	-
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	-	-	114,300.00	1,650.00	116,220.00	99,450.00
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	79,949.50	79,898.42	79,898.42	79,898.42	559,493.26	559,646.50
DEBRIS REMOVAL CHG.	泥頭費	-	-	-	-	-	-	-	-	-
DEPRECIATION	折舊	8,405.40	7,627.30	7,977.20	7,205.80	7,544.40	7,085.90	8,082.70	53,928.70	52,412.60
ELECTRICITY	電費	-	-	-	-	-	-	-	-	-
EMPLOYEE BENEFITS COST:	員工薪酬:									
SECURITY GUARDS' SALARIES	薪金-保安	42,517.66	39,579.79	44,392.91	43,625.46	42,530.53	41,044.85	42,832.48	296,523.68	295,450.24
SECURITY GUARDS' MPF	強積金-保安	1,342.77	1,620.27	1,577.64	1,537.65	1,507.87	1,417.45	1,524.89	10,528.54	10,074.52
WATCHMEN/CARETAKERS' SALARIES	薪金	18,790.15	17,572.91	27,272.89	28,339.06	24,873.94	24,628.25	24,406.91	165,884.11	212,175.85
WATCHMEN/CARETAKERS' MPF	強積金	639.52	598.12	661.10	639.51	1,417.79	931.22	920.14	5,807.40	5,677.67
FESTIVAL DECORATION	節日裝飾	-	-	3,564.00	-	-	-	-	-	-
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	-	-	-	-	-	-	-	-	-
GARDENING EXP/LANDSCAPE	園藝費	222.00	-	2,147.00	2,991.00	1,910.00	240.00	890.00	8,400.00	13,072.80
INSURANCE	保險費	13,643.08	-	-	-	-	-	-	-	-
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.(KWONG LUEI)	水電維修工程等等	31,900.00	26,600.00	-	27,350.00	42,250.00	9,300.00	31,633.38	169,033.38	393,517.90
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	133.33	133.33	133.33	133.33	4,433.31	933.31
SWIMMING POOL	泳池保養	-	-	-	3,380.00	-	-	-	3,380.00	83,380.00
WALKIE TALKIE	無線電對講機	-	-	-	-	-	-	-	-	-
SECURITY CHG	保安費	1,213.33	1,000.42	1,982.82	2,854.42	3,744.42	695.17	1,433.92	12,924.50	8,030.00
SUNDRY EXPENSES	什項支出	44.99	-	89.99	44.99	44.99	44.99	45.00	314.95	314.94
TELEPHONE / BROADBAND	電話費/上網	-	-	-	-	-	-	-	-	-
TS ENERGY SAVING	TS節能管	-	-	-	-	-	-	-	-	-
UNIFORM & LAUNDRY	制服	2,531.20	-	-	-	2,171.30	-	-	4,702.50	5,308.20
WATER FEE	水費	201,332.93	178,181.64	169,748.38	198,050.72	208,026.99	179,623.58	191,801.17	1,326,765.41	1,653,654.53
EXPENSES:	支出:									
MANAGER'S REMUNERATION (5%)	經理費	10,066.65	8,909.08	8,487.42	9,902.54	10,401.35	8,981.18	9,590.06	66,338.28	82,682.73
TRANSFER TO SINKING FUND (5%)	撥入維修基金	10,066.65	8,909.08	8,487.42	9,902.54	10,401.35	8,981.18	9,590.06	66,338.28	82,682.73
APPORTIONED COMMON AREAS EXP.	公共地方費用分攤	3,516.95	3,215.36	3,609.64	3,817.27	3,562.53	3,534.70	3,611.98	24,868.43	26,492.76
TOTAL EXPENSES	總支出	224,983.18	199,215.16	190,232.86	221,673.07	232,392.22	201,120.64	214,593.27	1,484,310.40	1,845,512.75
NET EXPENSES	淨支出	(224,843.18)	(199,185.16)	(190,232.86)	(221,673.07)	(232,392.22)	(86,820.64)	(212,943.27)	(1,368,090.40)	(1,746,062.75)
APPORTIONMENT OF RETAINED AREAS EXPENSES:	十四座根據業權份數分攤									
BLOCK A	1,988	(15,259.74)	(13,518.37)	(12,910.79)	(15,044.59)	(15,772.08)	(5,892.37)	(14,452.11)	(92,850.05)	(118,502.41)
BLOCK B	1,988	(15,259.74)	(13,518.37)	(12,910.79)	(15,044.59)	(15,772.08)	(5,892.37)	(14,452.11)	(92,850.05)	(118,502.41)
BLOCK C	1,988	(15,259.74)	(13,518.37)	(12,910.79)	(15,044.59)	(15,772.08)	(5,892.37)	(14,452.11)	(92,850.05)	(118,502.41)
BLOCK D	1,988	(15,259.74)	(13,518.37)	(12,910.79)	(15,044.59)	(15,772.08)	(5,892.37)	(14,452.11)	(92,850.05)	(118,502.41)
BLOCK E	1,648	(12,649.92)	(11,206.38)	(10,702.71)	(12,471.57)	(13,074.64)	(4,884.62)	(11,980.42)	(76,970.26)	(98,235.41)
BLOCK F	1,648	(12,649.92)	(11,206.38)	(10,702.71)	(12,471.57)	(13,074.64)	(4,884.62)	(11,980.42)	(76,970.26)	(98,235.41)
BLOCK G	1,648	(12,649.92)	(11,206.38)	(10,702.71)	(12,471.57)	(13,074.64)	(4,884.62)	(11,980.42)	(76,970.26)	(98,235.41)
BLOCK H	2,458	(18,867.42)	(16,714.36)	(15,963.14)	(18,601.41)	(19,500.89)	(7,285.44)	(17,868.86)	(114,801.52)	(146,518.59)
BLOCK I	2,458	(18,867.42)	(16,714.36)	(15,963.14)	(18,601.41)	(19,500.89)	(7,285.44)	(17,868.86)	(114,801.52)	(146,518.59)
BLOCK J	2,458	(18,867.42)	(16,714.36)	(15,963.14)	(18,601.41)	(19,500.89)	(7,285.44)	(17,868.86)	(114,801.52)	(146,518.59)
BLOCK K	2,458	(18,867.42)	(16,714.36)	(15,963.14)	(18,601.41)	(19,500.89)	(7,285.44)	(17,868.86)	(114,801.52)	(146,518.59)
BLOCK L	2,458	(18,867.42)	(16,714.36)	(15,963.14)	(18,601.41)	(19,500.89)	(7,285.44)	(17,868.86)	(114,801.52)	(146,518.59)
BLOCK M	2,458	(18,867.42)	(16,714.36)	(15,963.14)	(18,601.41)	(19,500.89)	(7,285.44)	(17,868.86)	(114,801.52)	(146,518.59)
BLOCK N	2,458	(18,867.42)	(16,714.36)	(15,963.14)	(18,601.38)	(19,500.89)	(7,285.48)	(17,868.85)	(114,801.56)	(146,518.52)
業權份數	29,292	(224,843.18)	(199,185.16)	(190,232.86)	(221,673.07)	(232,392.22)	(86,820.64)	(212,943.27)	(1,368,090.40)	(1,746,062.75)

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

(未經審核)  
富豪花園  
屋村公共地方  
綜合收益表

INCOME:	收入項目:	JAN.2022	FEB.2022	MAR.2022	APR.2022	MAY.2022	JUN.2022	JUL.2022	1-7/2022 TOTAL HK\$	1-7/2021 TOTAL HK\$
BANK INT. INC.	銀行利息收入	-	-	-	-	-	-	-	-	-
INSURANCE COMPENSATION	保險賠償	-	-	-	-	-	-	-	-	-
EMPLOYMENT SUPPORT SCHEME-WAGE SUBSIDY	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	-	-	-	903.00	2,063.50	902.00	909.00	7,568.50	7,332.00
BANK CHARGES	銀行費用	998.00	892.50	900.50	903.00	2,063.50	902.00	909.00	7,568.50	7,332.00
CLEANING EXP.	清潔費	39,358.90	39,358.90	39,358.90	39,358.90	39,433.10	39,433.10	39,433.10	275,734.90	275,512.30
DEBRIS REMOVAL CHG.	泥頭費	-	-	-	-	-	-	-	-	-
DEPRECIATION	折舊	-	-	-	2,503.20	2,634.10	2,492.60	2,638.70	18,636.50	18,298.90
ELECTRICITY	電費	2,966.40	2,696.50	2,705.00	2,503.20	2,634.10	2,492.60	2,638.70	18,636.50	18,298.90
EMPLOYEE BENEFITS COST :	員工薪酬:									
SECURITY GUARDS' SALARIES	薪金-保安	42,517.66	39,579.79	44,392.90	43,625.45	42,530.53	41,044.85	42,832.49	296,523.67	295,450.25
SECURITY GUARDS' MPF	強積金-保安	1,342.77	1,620.26	1,577.63	1,537.64	1,507.87	1,417.44	1,524.89	10,528.50	10,074.48
WATCHMEN / CARETAKERS' SALARIES	薪金	39,645.44	38,425.23	48,125.21	49,191.38	49,604.71	49,943.36	49,730.19	324,665.52	391,539.70
WATCHMEN / CARETAKERS' MPF	強積金	892.26	850.74	913.71	892.13	1,670.73	981.74	1,560.27	7,761.58	7,415.87
FESTIVAL DECORATION	節日裝飾	-	-	-	-	-	-	-	-	-
FURNITURE, FIXTURE & EQUIPMENT	傢俬設備	-	-	-	-	-	-	-	-	-
GARDENING EXP / LANDSCAPE	園藝費	-	-	-	-	-	-	-	-	-
GOVERNMENT RENT	地稅	-	-	-	-	-	1,386.57	-	9,418.75	9,371.93
INSURANCE	保險費	8,032.18	-	-	-	-	-	-	-	-
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	4,383.45	4,383.45	4,383.45	4,383.45	4,383.45	4,383.45	4,383.45	30,684.15	30,684.15
DRAINAGE, WATER PIPES, PUMPS & ELEC	水電維修工程等等	-	-	-	13,000.00	-	-	133.38	13,133.38	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	133.39	133.39	133.39	1,933.39	3,933.73	933.73
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	64.80	64.80	642.60	1,196.00	5,376.45	4,139.76
TELEPHONE / BROADBAND	電話費/上網	907.03	-	1,813.03	907.03	907.03	907.03	906.00	6,347.15	6,348.18
TS ENERGY SAVING	TS節能管	-	-	-	-	-	-	-	1,070.00	7,634.00
UNIFORM & LAUNDRY	制服及洗衣費	1,058.00	-	-	12.00	-	-	-	119,000.00	119,000.00
OWNERS' COMMITTEE EXP.	業主立法團費用	17,000.00	17,000.00	17,000.00	17,000.00	17,000.00	17,000.00	17,000.00	1,204,215.25	1,204,215.25
EXPENSES :	支出:	159,861.45	146,152.49	164,074.27	173,512.37	161,933.21	160,668.13	164,180.86	1,130,382.78	60,210.77
MANAGER'S REMUNERATION (5%)	經理費	7,993.07	7,307.62	8,203.71	8,675.62	8,096.66	8,033.41	8,209.04	56,519.13	60,210.77
TRANSFER TO SINKING FUND (5%)	撥入維修基金	7,993.07	7,307.62	8,203.71	8,675.62	8,096.66	8,033.41	8,209.04	56,519.13	60,210.77
TOTAL EXPENSES	總支出	175,847.59	160,767.73	180,481.69	190,863.61	178,126.53	176,734.95	180,598.94	1,243,421.04	1,324,636.79
NET EXPENSES	淨支出	175,847.59	160,767.73	180,481.69	190,863.61	178,126.53	176,734.95	180,598.94	1,243,421.04	1,324,636.79
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	19,086.36	17,812.65	17,673.50	18,059.89	124,342.10	132,463.68
CAR PARKS (15%)	車場	26,377.14	24,115.16	27,072.25	28,629.54	26,718.98	26,510.24	27,089.84	186,513.16	198,695.50
COMMERCIAL COMPLEX (73%)	商場	128,368.74	117,360.44	131,751.63	139,330.44	130,032.37	129,016.51	131,837.23	907,697.36	966,984.85
RETAINED AREAS (2%)	休憩, 運動地方	3,516.95	3,215.36	3,609.64	3,817.27	3,562.53	3,534.70	3,611.98	24,868.42	26,492.76
		175,847.59	160,767.73	180,481.69	190,863.61	178,126.53	176,734.95	180,598.94	1,243,421.04	1,324,636.79

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.2022	FEB.2022	MAR.2022	APR.2022	MAY.2022	JUN.2022	JUL.2022	1-7/2022 TOTAL HK\$	1-7/2021 TOTAL HK\$
<b>INCOME:</b>	<b>收入項目:</b>								
	<b>AUDITED</b>								
MANAGEMENT FEE	498,648.00	498,648.00	498,648.00	498,648.00	498,648.00	498,648.00	498,648.00	3,490,536.00	3,490,536.00
BANK INTEREST INCOME	2,299.55	-	-	2,348.29	-	-	5,423.26	10,071.10	5,305.61
D.R.CHG.RECOVERED	-	-	-	-	-	-	-	-	-
ELECTRICITY CHG. RECOVERED	-	-	-	-	-	-	-	-	-
INSURANCE COMPENSATION	-	-	-	-	-	-	-	-	-
LEGAL FEE RECOVERED	-	-	-	-	-	-	-	-	-
EMPLOYMENT SUPPORT SCHEME-WAGE SUBSIDIES	7.50	-	-	125.00	-	-	-	132.50	1,484.70
SUNDRY INCOME	33,350.00	33,350.00	33,350.00	33,350.00	33,350.00	33,350.00	33,350.00	233,450.00	233,450.00
TELECOM STATION INCOME	-	-	-	-	-	-	-	-	-
LESS: PROPERTY TAX ON TELECOM INC.	-	-	-	-	-	-	-	-	-
WATER CHG. RECOVERED	-	-	-	-	-	-	-	-	-
	534,305.05	531,998.00	531,998.00	534,471.29	531,998.00	531,998.00	537,421.26	3,734,189.60	3,730,776.31
<b>LESS: EXPENSES</b>	<b>支出項目:</b>								
AUDIT FEE	-	-	-	-	-	-	-	-	-
CLEANING EXP.	76,619.62	50,469.62	60,724.88	66,869.62	43,865.89	45,545.89	58,070.89	402,166.41	416,854.22
DEBRIS REMOVAL CHG.	2,000.45	984.00	1,271.25	1,546.25	1,198.75	1,769.90	1,973.05	10,743.65	10,531.44
DEPRECIATION	-	-	-	-	-	-	-	-	-
ELECTRICITY	40,870.20	36,553.00	38,357.60	43,914.10	58,976.70	50,691.50	70,136.90	339,500.00	335,490.50
EMPLOYEE BENEFITS COST:	員工薪酬:								
SECURITY GUARDS' SALARIES	21,258.82	19,789.89	22,196.46	21,812.73	21,265.26	20,522.43	21,416.24	148,261.83	147,725.11
SECURITY GUARDS' MPF	671.39	810.14	788.82	768.83	753.93	708.72	762.45	5,264.28	5,037.26
WATCHMEN/CARETAKERS' SALARIES	51,752.70	51,714.31	51,755.44	52,936.83	51,736.57	51,713.92	51,775.84	363,385.61	379,481.52
WATCHMEN/CARETAKERS' MPF	2,084.69	2,083.52	(113,230.17)	2,144.65	2,083.87	2,083.50	2,085.45	(100,664.49)	15,456.19
FESTIVAL DECORATION	-	-	2,574.00	-	-	8,524.00	-	11,098.00	15,830.00
FURNITURE, FIXTURE & EQUIPMENT	79.69	-	-	244.98	80.00	-	-	404.67	189.38
GARDENING EXP / LANDSCAPE	-	18.13	-	-	-	-	-	18.13	1,600.00
GOVERNMENT RENT	2,928.50	-	-	2,992.50	-	-	2,887.50	8,808.50	9,472.50
INSURANCE	29,150.13	-	-	2,660.65	-	-	-	2,660.65	29,505.26
LEGAL FEE	12,850.99	11,376.01	11,376.01	12,850.99	11,376.01	11,376.01	8,517.70	79,723.72	73,855.62
MGT OFFICE CHG.	-	-	-	-	-	-	-	-	-
PROFESSIONAL FEE	-	-	-	-	-	-	-	-	-
REPAIRS, RENEWALS & MAINTENANCE CHG OF:	維修保養:								
AIR-CONDITIONING	16,530.00	16,530.00	54,530.00	16,530.00	16,530.00	117,530.00	16,530.00	254,710.00	350,280.00
DIESEL GENERATOR	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	9,100.00	14,300.00
DRAINAGE, WATER PIPES, PUMPS & ELEC.,REPAIR WORKS	22,410.48	8,237.02	16,041.80	107,779.38	80,469.11	9,865.63	45,405.26	290,208.68	381,036.19
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	38,937.50	38,937.50
FIRE FIGHTING SYSTEM	8,000.00	-	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	48,000.00	56,000.00
LIFTS	22,150.00	22,150.00	22,150.00	22,150.00	22,150.00	40,950.00	22,150.00	173,850.00	231,110.00
SECURITY / CCTV SYSTEM	133.33	133.33	133.33	133.33	133.33	133.33	133.33	933.31	6,883.31
SMATV SYSTEM	-	-	-	-	-	-	-	-	-
SWIMMING POOL	-	-	-	-	-	-	-	-	-
WALKIE TALKIE	-	-	-	-	-	-	-	-	-
SECURITY CHG	-	-	-	-	-	-	-	-	-
SUNDRY EXPENSES	6,100.73	5,687.10	4,097.48	859.31	59,208.83	11,633.93	4,651.21	92,238.59	48,855.43
TELEPHONE / BROADBAND	63.74	41.24	86.24	63.75	63.74	63.74	63.74	446.19	445.96
TS ENERGY SAVING	-	-	-	-	-	10.19	30.63	40.82	3,581.25
UNIFORM & LAUNDRY	-	-	-	-	-	-	-	3,598.20	4,524.40
WATER FEE	2,621.30	-	-	-	976.90	-	-	-	-
EXPENSES:	325,139.26	233,439.81	187,715.64	371,120.40	385,741.58	387,975.00	321,452.69	2,212,584.38	2,576,783.04
MANAGER'S REMUNERATION (5%)	16,256.96	11,671.99	9,385.78	18,556.02	19,287.08	19,398.75	16,072.63	110,629.21	128,839.15
TRANSFER TO SINKING FUND (5%)	16,256.96	11,671.99	9,385.78	18,556.02	19,287.08	19,398.75	16,072.63	110,629.21	128,839.15
APPORTIONMENT OF COMMON AREAS EXP.	128,368.74	117,360.44	131,751.63	139,330.44	130,032.37	129,016.51	131,837.23	907,697.36	966,984.85
REPAIRS	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	486,021.92	374,144.23	338,238.83	547,562.88	554,348.11	555,789.01	485,435.18	3,341,540.16	3,801,446.19
SURPLUS / (DEFICIT) FOR THE PERIOD	48,283.13	157,853.77	193,759.17	(13,091.59)	(22,350.11)	(23,791.01)	51,986.08	392,649.44	(70,669.88)
FURTHER CONTRIBUTED BY LANDLORD	-	-	-	-	-	-	-	-	-
RETAINED SURPLUS / (DEFICIT)	37,060.65	85,343.78	243,197.55	436,956.72	423,865.13	401,515.02	377,724.01	37,060.65	(514,408.16)
FIRE SERVICES WORKS	-	-	-	-	-	-	-	-	-
ACCUMULATED SURPLUS / (DEFICIT)	85,343.78	243,197.55	436,956.72	423,865.13	401,515.02	377,724.01	429,710.09	429,710.09	(585,078.04)