

The Belcher's Management Office
Statement of Income and Expenditure Account - Building Management Account

For The Period Ended 31 Dec 2021

Financial Year Ended 31 December 2021

寶翠園二零二一年十二月份收入/支出表 - 大廈管理費戶口
(年結：二零二一年十二月三十一日)

	Dec 2021 二零二一年十二月		Year to date (Jan to Dec 2021) 本年累計(二零二一年一至十二月)	
	住宅 Residential HK\$	會所 Club House HK\$	住宅 Residential HK\$	會所 Club House HK\$
INCOME 收入				
Management Service & Air-conditioning Fee 管理服務及冷氣費	6,484,235.00	-	77,810,820.00	-
CLUB HOUSE INCOME 會所收入				
Interest Class 興趣班	-	439,420.00	-	3,965,797.00
Event 活動	-	11,788.00	-	75,228.00
Swimming Pool 泳池	-	103,039.00	-	1,947,682.00
Equipment Facilities 設備設施	-	240,682.00	-	2,595,056.00
Interest 利息	6,318.06	-	89,430.39	-
License Income 契約金	119,700.00	-	1,596,368.00	-
Sundry Income 其他	587,316.72	2,851.60	1,862,062.09	41,975.15
Share of DCA Income 公用收入分攤	-	-	440,132.39	-
Total Income 總收入	7,197,569.78	797,780.60	81,798,812.87	8,625,738.15
EXPENDITURE 支出				
MANAGEMENT STAFF EXPENSES 管理處員工支出				
Salaries & Allowance 薪金及津貼	732,534.85	294,995.93	9,698,842.45	3,787,611.09
Staff Benefit 員工福利	7,955.50	3,005.83	358,220.82	168,875.44
Other 其他	4,999.30	2,809.00	46,591.85	20,735.50
UTILITIES 公用事務				
Electricity 電費	456,353.97	231,561.88	5,314,460.60	2,669,531.66
Water 水費	(24,354.30)	(10,672.50)	43,475.50	12,577.16
Town gas 煤氣費	-	305.00	-	2,345.00
CLEANING 清潔				
SECURITY CHARGES 保安費用	3,452,703.00	252,295.00	14,517,730.53	2,972,664.89
SECURITY CHARGES 保安費用	786,759.75	-	9,941,014.16	109,190.40
FESTIVAL DECORATION 節日裝飾				
FESTIVAL DECORATION 節日裝飾	-	-	78.00	78,562.70
LANDSCAPING 園藝				
LANDSCAPING 園藝	210,918.00	-	1,270,455.40	-
BUILDING FACILITIES 大廈設備				
BUILDING FACILITIES 大廈設備	32,640.00	-	308,317.00	(740.00)
REPAIR & MAINTENANCE 維修及保養				
REPAIR & MAINTENANCE 維修及保養	17,550.00	158,900.00	795,800.00	1,541,341.00
Air-Conditioning 冷氣	49,763.00	(3,620.00)	189,174.00	53,930.00
Electrical & Mechanical 電器及機械	132,920.00	650.00	2,246,142.02	43,190.00
Plumbing & Drainage 渠務	516,758.00	5,435.00	6,201,103.00	65,220.00
Lifts 電梯	-	-	-	-
Escalator 扶手電梯	(15,200.00)	2,200.00	1,716,960.00	247,405.00
Fire Services 消防設備	20,250.00	-	695,750.00	-
Gondola 吊船	328,300.00	-	3,127,666.50	213,485.00
Builder's Work 大廈維修	1,717.00	8,000.00	210,044.00	105,400.00
Security & SMTV 保安用品及衛星天線	1,605.00	-	7,065.00	-
Carparking System 停車場系統	-	-	-	-
Walkie Talkie 對講機	435.00	-	(802.00)	1,243.00
Others 其他	-	-	-	-
OTHER CLUBHOUSE EXPENSES 其他會所支出				
OTHER CLUBHOUSE EXPENSES 其他會所支出	-	266,638.00	-	2,547,426.10
Interest Class 興趣班	-	29,605.60	-	92,797.10
Event 活動	-	122,544.00	-	1,801,752.00
Swimming Pool 泳池	-	119,307.00	-	327,621.80
Equipment Facilities 設備設施	-	-	-	-
INSURANCE 保險				
INSURANCE 保險	138,929.84	-	1,372,161.64	10,000.00
MANAGEMENT OFFICE EXPENSES 管理處費用				
MANAGEMENT OFFICE EXPENSES 管理處費用	4,948.90	3,917.80	72,112.30	48,278.60
Telecommunication 電訊	-	(5,518.00)	28,058.00	96.00
Computer, Office Equipment & Facilities 電腦及文儀用品	2,089.40	29,018.00	38,639.97	188,328.14
Repair & Maintenance 維修及保養	4,458.60	10,985.62	211,016.43	148,355.71
Printing/Stationery/Consumables 印刷/文具/消耗品	416.20	115.90	7,238.00	2,106.40
Traveling, Meal & Entertainment 交通費/交際費	36,750.00	-	70,688.20	257,320.00
Professional Charges 專業費用	2,356.80	6,235.59	30,468.38	81,008.26
Bank Charges 銀行費用	14,700.00	590.20	74,102.50	10,504.20
Sundries 其他雜項	14,364.00	-	191,564.00	-
Property Tax 物業稅	6,933,621.81	1,529,304.85	58,784,138.25	17,608,162.15
TOTAL EXPENSES BEFORE SHARING OF DCA 公用開支分攤前總支出	1,031,288.17	-	15,529,456.16	-
SHARE OF DCA EXPENSES 公用開支分攤*				
SHARE OF DCA EXPENSES 公用開支分攤*	7,964,909.98	1,529,304.85	74,313,594.41	17,608,162.15
TOTAL EXPENSES BEFORE M.R. 經理人酬金前總支出				
TOTAL EXPENSES BEFORE M.R. 經理人酬金前總支出	398,245.50	76,465.24	3,715,679.72	880,408.10
MANAGER'S REMUNERATION 經理人酬金				
MANAGER'S REMUNERATION 經理人酬金	-	-	-	-
Head Quarter Support Fee 總公司支援服務費用*	59,038.00	-	708,456.00	-
Sharing of Head Quarter Support Fee 分攤總公司支援服務費用*	-	-	-	-
Total Expenses 總支出	8,422,193.48	1,605,770.09	78,737,730.13	18,488,570.25
BUILDING FUNDS 大廈基金**				
BUILDING FUNDS 大廈基金**	100,000.00	-	1,200,000.00	-
SURPLUS/(DEFICIT) FOR THE PERIOD 本期盈餘/(虧損)	(1,324,623.70)	(807,989.49)	1,861,082.74	(9,862,832.10)

* DCA portion to be allocated according to DMC ratio. 大廈公眾地方之部份會根據大廈公契所列比例分配。

** It included monthly reserve for Building Fund of HKD100K. 此金額包括每月儲備的港幣拾萬元的大廈基金。

SHUN TAK PROPERTY MANAGEMENT LIMITED
信德物業管理有限公司



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授權人簽字

The Belcher's Management Office
Balance Sheet For The Period Ended 31 Dec 2021
寶翠園二零二一年十二月三十一日資產負債表

住宅 + 會所
Residential + ClubHouse
HKS

ASSETS 資產

CURRENT ASSETS 流動資產

Management Fee Receivables 管理費應收款項	779,089.00
Utility & Others Deposits Paid 水電及其他按金	3,699,787.96
Other Receivables 其他應收款項	6,126.13
Advance & Temporary Payments 暫繳帳	210,711.59
Prepayment 預付費用	265,684.30
Cash & Bank Balances 銀行帳戶及流動現金	92,768,348.90
Total Current Assets 總流動資產	97,729,747.88

CURRENT LIABILITIES 流動負債

Accounts Payable 應付款項	1,171,574.16
Accruals & Provisions 應付費用及撥備	20,750,099.94
Air-Conditioning & Mgt Fee Deposits Received 冷氣及管理費按金	15,408,939.00
Communal Utility Deposits Received 公共設施按金	5,136,313.00
Fitting Out Deposits Received 裝修按金	55,000.00
Other Deposits Received 其他按金	132,000.00
Temporary Receipts 暫收帳	827,854.42
Total Current Liabilities 總流動負債	43,481,780.52

NET CURRENT ASSETS/ (LIABILITIES) 淨流動資產/(負債)

54,247,967.36

BUILDING FUNDS 大廈基金 (Note 註)

ACCUMULATED SURPLUS / (DEFICIT) 積累盈餘 / (虧損)	56,725,998.41
Surplus / (Deficit) Brought Forward 承上年度盈餘 / (虧損)	5,523,718.31
Surplus / (Deficit) for The Period 本年度盈餘 / (虧損)	(8,001,749.36)
Accumulated Surplus / (Deficit) Carried Forward 積累盈餘 / (虧損)	(2,478,031.05)

TOTAL FUNDS 總基金

54,247,967.36

(Note) It included Building Fund HKD56.726M.

(註) 此金額包括約港幣五仟六百七拾二萬六仟元的大廈基金。

No balance sheet figures for DCA are separated in the statement since they are consolidated with Residential + Clubhouse area. 由於住宅及會所等部份的資產負債表已包括公用地方之攤分，故無獨立帳目顯示在資產負債表內。

SHUN TAK PROPERTY MANAGEMENT LIMITED
信德物業管理有限公司



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