

沙田 302 管理有限公司

S.T. 302 Management Limited

地址：新界沙田安景街 19 至 21 號地下

電話：2646 1859 傳真：2637 6131

本公司檔號：ST302/NTT/052/21/LC

致：碧濤花園第一期各業主

通告

有關：2021 年度屋苑財政預算

本部早前已根據建築物管理條例規定擬備列明 2021 年度建議開支的預算草案，在於大堂將貼 14 天作出公開諮詢後提交予業主立案法團審議，並獲業主立案法團通過。本處及法團於未來一年將按照有關預算繼續控制日後的開支狀況，達至更良好的財務管理。

按照 2021 年度預算草案列表所示，在著力控制屋苑開支下，將可出現少量財政盈餘，加上現時社會經濟不景氣，決定凍結本年度管理費及維持不變。

如各業主對上述事宜有任何疑問，請致電 2646 1859 與本處職員聯絡。

敬希垂注！

碧濤花園第一期管理處

2021 年 3 月 11 日

Date : 11th March 2021

To : All Owners of Pictorial Garden Phase I

NOTICE

Re: Financial Budget for the Financial Year 2021

Our Management Office had prepared a draft budget for year 2021 setting out the proposed expenditure during the financial year. It was posted out for public consultation in the lobbies for 14 days and the budget was passed by I/O Management Committee. In the coming year, the I/O and our Office will continue to control the expenditure according to the budget, to enhance the financial management.

According to the financial budget 2021, there may be financial surplus under control of expenditure. As a result, the Management fee would be frozen for the year.

Should you have any queries, please feel free to contact our staff at 2646 1859.

Thank you for your kind attention

Management Office of Pictorial Garden Phase I



通告張貼日期至 2020 年 3 月 18 日
Notice will be posted until 18 March 2021

PICTORIAL GARDEN PHASE I
BUDGET 2021

碧濤花園第一期
2021年度預算案

		2021	2020 Up to/止30-9-2020	2020
INCOME:	(註解) 收入項目	BUDGET HK\$	ACTUAL HK\$	BUDGET HK\$
MANAGEMENT FEES	(1) 管理費收入	15,327,288.00	11,495,466.00	15,327,288.00
LESS: SINKING FUND (10% ON INCOME)	減: 儲備金	(1,532,728.80)	(1,149,546.60)	(1,532,728.80)
BANK INTEREST INCOME	(2) 銀行利息收入	68,000.00	593,286.23	68,000.00
LEGAL FEE RECOVERED	訴訟費收入	0.00	27,642.88	0.00
SUNDRY INCOME	(3) 什項收入	32,000.00	786,458.40	90,000.00
SOFT DRINK INCOME	(4) 汽水機收入	15,000.00	10,418.00	13,500.00
BICYCLE RENTAL INCOME	(5) 單車租賃服務	33,000.00	25,280.00	27,000.00
SWIMMING POOL INCOME	(6) 泳池收入	90,000.00	0.00	0.00
TENNIS COURT INCOME	(7) 網球場收入	70,000.00	53,255.00	70,000.00
TABLE TENNIS / BADMINTON INCOME	(8) 乒乓球 / 羽毛球收入	3,600.00	2,760.00	15,000.00
IO INCOME	(9) 法團收入	5,000.00	0.00	5,000.00
INSURANCE COMPENSATION	保險賠償	0.00	0.00	0.00
OVERDUE PAYMENT	圖書逾期罰款	0.00	0.00	0.00
		14,111,159.20	11,845,019.91	14,083,059.20
EXPENSES:	支出項目			
AUDITORS' REMUNERATION	(1) 核數費	13,000.00	0.00	13,125.00
ADVERTISING	(2) 廣告費	9,000.00	6,915.00	9,000.00
BANK CHARGES	(3) 銀行支出	21,800.00	16,408.00	20,300.00
CLEANING EXPENSES	(4) 清潔費	1,940,000.00	1,409,220.00	1,870,000.00
COMMITTEE'S EXPENSES	(5) 法團支出	19,600.00	1,150.00	20,700.00
DEPRECIATION	(6) 折舊	80,000.00	0.00	20,000.00
ELECTRICITY	(7) 電費	842,000.00	673,121.00	887,000.00
FESTIVAL DECORATION EXPENSES	(8) 節日裝飾	70,000.00	59,227.24	70,000.00
FURNITURE, FIXTURE AND EQUIPMENT	(9) 傢俬設備	28,000.00	21,187.00	30,000.00
LANDSCAPE & GARDENING EXPENSES	(10) 園藝種植	262,000.00	167,200.00	252,000.00
INSURANCE	(11) 保險費	200,000.00	211,661.81	192,869.03
LEGAL FEE	(12) 訴訟費	30,000.00	24,918.00	30,000.00
REPAIR RENEWALS & MTC FEE:	(13) 保養維修:			
DRAINAGE, PIPES, PUMPS, AND ELECTRICAL, ETC.	水, 電, 泥水等等	380,000.00	281,393.90	560,000.00
AIR CONDITIONING SYSTEM	(14) 冷氣系統	22,400.00	6,940.00	22,400.00
CAR PARKING SYSTEM	(15) 車場控制系統	52,000.00	30,650.00	51,500.00
SECURITY / SMATV SYSTEM	(16) 保安系統/衛星天線	130,200.00	94,800.00	130,200.00
FIRE FIGHTING SYSTEM	(17) 消防保養	34,000.00	218,620.00	27,800.00
DIESEL GENERATOR	(18) 發電機	15,500.00	4,086.00	16,500.00
LIFTS	(19) 升降機	627,000.00	619,550.00	598,000.00
WALKIE TALKIE	(20) 無線電對講機	14,500.00	4,400.00	14,500.00
I.T. SUPPORT & MAINT.FEE	(21) 電腦技術支援費	5,000.00	0.00	5,000.00
MEDICAL EXPENSES	(22) 藥物支出	500.00	0.00	500.00
PRINTING AND STATIONERY	(23) 文具印刷	92,000.00	68,904.29	104,000.00
SECURITY GUARD SERVICE CHARGE	(24) 保安費	0.00	1,455,940.00	1,138,800.00
SECRETARIAL & ACCOUNTING FEE	(25) 秘書及會計	96,000.00	72,000.00	96,000.00
SUNDRY EXPENSES	(26) 什項支出	150,000.00	164,685.99	70,000.00
SWIMMING POOL EXPENSES	(27) 泳池支出	370,000.00	3,380.00	3,380.00
TELEPHONE EXPENSES	(28) 電訊支出	32,808.00	24,606.00	33,500.00
TRAVELLING EXPENSES	(29) 舟車費	8,200.00	6,129.00	12,000.00
UNIFORM & LAUNDRY	(30) 制服	30,000.00	25,795.40	30,000.00
SALARIES	(31) 薪金	6,945,061.48	4,718,509.13	6,336,661.00
MPF SCHEME CONTRIBUTION	(32) 強積金供款	347,253.07	222,083.22	316,833.00
WATER FEE	(33) 水費	30,000.00	0.00	30,000.00
CABLE TV SUBSCRIPTION FEE	(34) 有線電視費用	2,700.00	11,448.00	16,200.00
		12,900,522.55	10,624,928.98	13,028,768.03
BUILDING MANAGER'S REMUNERATION	(35) 經理費	903,036.58	743,664.53	912,013.76
PROVISION FOR DOUBTFUL DEBTS / (WRITTEN OFF)	壞帳準備 / (撥回)	0.00	0.00	0.00
TOTAL EXPENSES	總支出	13,803,559.13	11,368,593.51	13,940,781.79
SURPLUS / (DEFICIT) FOR THE PERIOD	本期盈餘/(赤字)	307,600.07	476,426.40	142,277.41
BALANCE B/F AS AT	上期結存直至		11,962,821.67	
BALANCE C/F	累積盈餘/(赤字)		12,439,248.07	

