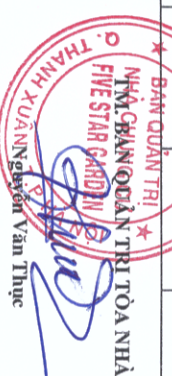


TỔNG HỢP QUỸ QUẢN LÝ VẬN HÀNH CHUNG CỬ FIVE STAR GARDEN TỪ 1/2/2021 ĐẾN 31/12/2021

Đơn vị: Đồng													
Stt	Khoản mục	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	Tổng cộng
DOANH THU													
I	Phí quản lý khu thương mại và Ký thuật	1,295,388,107	1,331,454,160	1,349,377,518	1,326,373,788	1,322,555,358	1,321,708,492	1,216,908,700	1,240,413,154	1,302,351,303	1,343,458,321	1,334,519,505	14,384,508,405
1	Khu vực TT/TM và tầng kỹ thuật	183,487,590	183,487,590	183,487,590	183,487,590	183,487,590	183,487,590	183,487,590	183,487,590	183,487,590	183,487,590	183,487,590	2,018,363,490
2	Khu vực Ký thuật	114,727,140	114,727,140	114,727,140	114,727,140	114,727,140	114,727,140	114,727,140	114,727,140	114,727,140	114,727,140	114,727,140	1,261,998,540
3	Khu vực bể bơi	59,830,650	59,830,650	59,830,650	59,830,650	59,830,650	59,830,650	59,830,650	59,830,650	59,830,650	59,830,650	59,830,650	688,137,150
II	Phí quản lý khu căn hộ	8,929,800	8,929,800	8,929,800	8,929,800	8,929,800	8,929,800	8,929,800	8,929,800	8,929,800	8,929,800	8,929,800	98,227,800
1	Khu căn hộ cư dân	689,670,366	689,670,366	689,649,310	689,649,310	689,649,312	689,649,312	689,649,312	689,649,312	689,649,312	689,649,312	689,649,312	7,586,184,536
III	Phí quản lý diện tích tầng hầm	689,670,366	689,670,366	689,649,310	689,649,310	689,649,312	689,649,312	689,649,312	689,649,312	689,649,312	689,649,312	689,649,312	7,586,184,536
IV	Phí dịch vụ tăng giảm của FSKG	49,698,000	49,698,000	49,698,000	49,698,000	49,698,000	49,698,000	49,698,000	49,698,000	49,698,000	49,698,000	49,698,000	546,678,000
I	Doanh thu bãi xe cư dân B1	49,698,000	49,698,000	49,698,000	49,698,000	49,698,000	49,698,000	49,698,000	49,698,000	49,698,000	49,698,000	49,698,000	546,678,000
1	Xe 2 bánh gửi thường (thuộc sở hữu cư dân)	288,246,646	322,348,349	317,950,667	306,484,383	309,438,333	296,378,839	201,273,163	227,179,669	311,048,158	311,264,658	304,733,483	3,196,346,348
2	Xe gửi ngày (gửi lượt, vắng lái)	168,996,072	170,953,162	170,950,334	170,831,905	171,079,333	169,476,774	168,337,419	167,948,668	169,509,158	171,912,335	172,930,483	1,872,925,643
3	Phí gửi xe tại khu vực TT/TM	62,478,000	88,571,000	81,843,000	70,323,000	76,305,000	65,654,000	9,418,000	38,309,000	108,099,000	103,319,000	94,343,000	798,662,000
V	Dịch vụ rửa tăng	56,772,574	62,824,187	65,157,333	65,329,478	62,054,000	61,248,065	23,517,744	20,922,001	33,440,000	36,033,323	37,460,000	524,758,705
VI	Lãi tiền gửi	84,285,505	86,249,855	104,642,636	94,506,560	85,016,369	100,028,998	87,704,745	86,831,459	68,468,243	104,177,939	104,318,243	1,006,230,551
CHI PHÍ													
A	CHI PHÍ CỎ ĐÌNH												0
	Chi phí quản lý PNC	474,005,430	474,469,947	474,018,152	474,018,152	474,018,152	444,018,152	444,018,152	434,018,152	474,018,152	474,018,152	474,018,152	5,114,638,745
	Chi phí dịch vụ toà nhà	404,415,278	404,879,795	404,428,000	404,428,000	404,428,000	374,428,000	374,428,000	364,428,000	404,428,000	404,428,000	404,428,000	4,349,147,073
	Chi phí vận hành bảo dưỡng các HTKT	59,840,152	59,840,152	59,840,152	59,840,152	59,840,152	59,840,152	59,840,152	59,840,152	59,840,152	59,840,152	59,840,152	658,241,672
B	CHI PHÍ BIÊN ĐOÌ												
1	Dịch vụ an ninh	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	107,250,000
2	Dịch vụ an ninh	424,754,182	452,649,273	450,038,182	443,680,182	438,038,182	444,680,182	444,180,182	438,038,182	443,616,182	436,838,182	458,717,091	4,875,230,002
3	Dịch vụ làm sạch	183,976,000	205,902,000	199,260,000	204,902,000	199,260,000	205,902,000	205,402,000	199,260,000	204,838,000	198,060,000	204,838,000	2,213,600,000
4	Chi phí thu gom rác thải sinh hoạt	169,000,000	169,000,000	169,000,000	169,000,000	169,000,000	169,000,000	169,000,000	169,000,000	169,000,000	169,000,000	169,000,000	1,859,000,000
5	Chi phí thuê từ	69,778,182	69,778,182	69,778,182	69,778,182	69,778,182	69,778,182	69,778,182	69,778,182	69,778,182	69,778,182	69,778,182	767,560,002
6	Trang trí Tòa nhà	0	0	12,000,000	0	0	0	0	0	0	0	0	12,000,000
7	Thuê cây trồng 2	0	0	0	0	0	0	0	0	0	0	0	15,100,909
8	Thuê cây trồng 2		7,969,091										
C	BẢO HIỂM (dự kiến)												
D	NĂNG LƯỢNG TIÊU THU	10,606,061	10,606,061	10,606,061	10,606,061	7,361,857	16,323,559	16,323,559	16,323,559	16,323,559	16,323,559	16,323,559	147,727,455
1	Điện khu công cộng	105,846,740	152,916,188	128,244,369	165,225,717	143,981,606	155,202,986	141,152,347	127,167,581	151,750,938	138,791,269	147,230,729	1,557,510,470
2	Nước khu công cộng	106,055,520	125,227,680	129,259,920	139,302,480	134,129,040	136,487,520	122,564,880	120,054,240	130,248,960	124,619,040	134,619,040	1,392,568,320
3	Dầu máy phát chạy test định kỳ	(208,780)	27,688,508	(1,015,551)	25,923,237	9,852,566	18,715,466	18,587,467	7,113,341	21,501,978	14,172,229	22,611,689	164,942,150
E	PHU CẤP BƠT (không VAT)	-	-	-	-	-	-	-	-	-	-	-	0
	Tổng chi phí (A+B+C+D+E)	29,500,000	29,500,000	29,500,000	29,500,000	29,500,000	29,500,000	29,500,000	29,500,000	29,500,000	29,500,000	29,500,000	324,500,000
	Thuế VAT	1,044,712,413	1,120,141,469	1,092,406,764	1,123,030,112	1,092,899,797	1,089,724,879	1,075,174,240	1,045,047,474	1,115,208,831	1,095,471,162	1,125,789,531	12,019,606,672
F	Tổng chi phí bao gồm VAT	1,146,244,094	1,227,821,190	1,198,748,218	1,231,086,961	1,198,747,148	1,194,811,594	1,178,812,290	1,146,246,554	1,222,704,615	1,201,359,667	1,234,287,900	13,180,870,231
G	Chi phí nâng cao CLDV												
	KẾT DƯ = Tổng thu - F - G	0	28,864,000	3,290,000	48,797,000	88,880,000	99,395,021	38,880,999	19,965,000	153,399,950	242,435,900	84,915,600	813,503,470
		149,144,014	74,768,970	147,339,300	46,489,827	34,928,210	27,501,877	-784,590	74,201,600	-73,753,263	-105,017,246	15,316,005	390,134,703



 BAN QUẢN TRỊ
 NHÀ QUẢN QUẢN TRỊ TÒA NHÀ
 FIVE STAR GARDEN
 Nguyễn Văn Thục