



置佳物業服務有限公司  
Top Property Services Co. Ltd.

SHAN KING ESTATE - RESIDENTIAL  
INCOME AND EXPENDITURE ACCOUNT FOR THE MONTH OF 2018/10  
山景邨 - 住宅本月份管理費收支表

		2018/10 MONTH HK\$	Apr -Oct 18
Income	收入		
Management Fee	管理費收入	3,514,847.00	24,603,929.00
Interest Received	利息收入	229.06	405.75
Licence Fee Income	牌照費收入	362,500.00	2,537,500.00
Residents Activities Income	屋苑活動收入	-	145,725.50
Miscellaneous Income	什項收入	8,066.60	192,476.60
Recycling Income	環保回收收入	11,300.00	77,680.00
<b>Total Income</b>	<b>總收入</b>	<b>3,896,942.66</b>	<b>27,557,716.85</b>
Expenditure	支出		
Security Expenses	保安服務費用	1,174,228.00	8,223,053.00
Salaries & Allowances	員工薪津	309,378.00	2,359,646.00
Administration Fee	行政費用	26,000.00	182,000.00
Manager's Remuneration	經理人酬金	48,888.00	342,216.00
Insurance	保險費	49,476.92	346,338.44
Rent & Rates	地稅及差餉	29,409.00	100,724.00
Cleaning Charges	大廈清潔費	748,000.00	5,236,960.00
Cleaning Materials	清潔用品	66,121.60	425,376.64
Gardening	園藝保養費	103,000.00	824,600.00
Fire Service System Maintenance	消防系統設備保養	11,500.00	108,650.00
Lift Maintenance & Repairs	升降機 / 電梯保養及維修	424,904.00	3,017,679.00
Pump Plumbing & Drainage	水泵保養及污水處理	197,200.00	1,450,544.00
Security & Door Phone System	防盜系統保養	14,200.00	257,873.00
General Repairs & Maintenance	一般維修保養	62,314.00	1,074,653.00
Public Electricity	公共電費	620,750.00	4,420,339.00
Public Water	公共水費	-	83,120.00
Telephone	電話費	765.00	7,687.00
Licence Fee	牌照費	-	-
Minor Furniture Equipment	工具及一般設備	-	39,340.00
Seasonal Decoration	節日裝飾費用	64,328.00	64,328.00
Resident's Activities Expenses	屋苑活動支出	-	62,693.00
Incorporated Owners Expenses	業主會支出費用	-	-
Taxation	稅項	-	(11,146.00)
Depreciation - Furniture & Fittings	折舊分攤 - 傢俬裝修	-	(2,393.38)
Other Professional Fees	專業人士費用	(8,500.00)	22,100.00
Printing & Stationery	印刷及文具費用	10,915.96	78,216.76
Bank Charges	銀行服務費用	4,220.00	31,712.00
Travelling Expenses	交通費	229.80	3,074.50
Sundries	什項支出	662.40	6,208.40
Overdue Expenses	過期費用	-	-
Delivery Expenses	運費	685.00	4,840.50
<b>Total Expenditure</b>	<b>總支出</b>	<b>3,958,675.68</b>	<b>28,760,432.86</b>
<b>Operating Surplus / ( Deficit )</b>	<b>本期盈餘 / ( 虧損 )</b>	<b>(61,733.02)</b>	<b>(1,202,716.01)</b>
<b>Balance b/f</b>	<b>累積盈餘 / ( 虧損 )</b>		<b>(5,329,920.55)</b>
<b>Total</b>	<b>總累積盈餘 / ( 虧損 )</b>		<b>(6,532,636.56)</b>





# 置佳物業服務有限公司

## Top Property Services Co. Ltd.

Shan King Estate  
Balance Sheet as at 31 October 2018

山景邨  
資產負債表截至2018年10月31日

\*此報告未經核數師最終審計\*

### FIXED ASSETS

Furniture and Equipment  
Accumulated Depreciation

### 資產

固定資產  
傢俬及裝修  
折舊分攤

HKS

HKS

226,561.00  
(226,561.00)

### CASH & DEPOSITS

I.O. - HSBC Saving  
I.O. - HSBC Current  
I.O. - HSBC Saving (Sinking maintenance fund)  
I.O. - HSBC Saving  
I.O. - HSBC Saving  
I.O. - Bank of Communications Current  
I.O. - Bank of Communications Saving  
Petty Cash-Mgt Office  
Bank of Communications Trustee

### 現金及銀行存款

匯豐儲蓄戶口  
匯豐往來戶口  
匯豐儲蓄戶口(儲備維修基金)  
匯豐儲蓄戶口(康樂基金)  
匯豐儲蓄戶口(環保基金)  
交通銀行往來戶口  
交通銀行儲蓄戶口  
管業處零用金  
交通信託基金(大維修基金)

2,191,085.93  
(2,208,322.88)  
292,355.62  
670,846.88  
407,839.73  
427,404.70  
82.90  
30,000.00  
133,055,069.48  
134,866,362.36

### CURRENT ASSETS

Prepayment  
Utility Deposit  
Account receivable - Management fee  
Other receivables  
Money stakeholded by manager - Tops  
Money stakeholded by manager - Synergis

### 流動資產

預付費用  
公共水電按金  
應收帳款  
應收其他賬款  
管理公司託管現金結存 - (置佳)  
管理公司託管現金結存 - (昇捷)

98,953.86  
1,281,180.00  
414,597.00  
288,402.87  
7,100,000.00  
-

9,183,133.73

### 流動資產總值

144,049,496.09

### CURRENT LIABILITIES

Accounts Payable  
Other Payables  
Other Payables - Retention  
Current Account - Top Property  
Current Account - Synergis  
Temporary Received  
Other Deposit  
Provision for Property Tax  
Mgt fee in advance

### 流動負債

應付帳款  
應付其他賬款  
應付其他賬款(保固金)  
管理公司往來賬 - 置佳  
管理公司往來賬 - 昇捷  
暫收賬  
其他按金  
暫繳物業稅  
管理費預交

1,787,790.76  
8,800.00  
-  
947,515.82  
-  
(51,889.00)  
144,466.00  
-  
139,886.20  
2,976,569.78

### NON-CURRENT LIABILITIES

Defered income  
Management fee deposits

### 非流動負債

遞延收入  
管理費按金

3,437,500.00  
10,075,021.00  
13,512,521.00

16,489,090.78

### TOTAL NET CURRENT ASSETS

### 淨資產總值

127,560,405.31

### FUND AND RESERVES

Maintenance fund  
Sinking maintenance fund  
Environmental enhancement fund  
Acc. Surplus/(Deficit) B/F  
Period Ended Surplus/(Deficit)

### 資金及儲備

維修基金  
儲備維修基金  
環保美化基金  
承上年度結存/(赤字)  
本季度盈餘/(赤字)

133,325,772.75  
135,083.12  
632,186.00  
(5,329,920.55)  
(1,202,716.01)

### TOTAL FUNDS

### 資金及儲備總值

127,560,405.31

