



# 置佳物業服務有限公司

## Top Property Services Co. Ltd.

Shan King Estate  
Balance Sheet as at 31 December 2018

山景邨  
資產負債表截至2018年12月31日

\*此報告未經核數師最終審計\*

		HKS	HKS
<b>資產</b>			
<b>FIXED ASSETS</b>	固定資產		
Furniture and Equipment	傢俬及裝修	226,561.00	
Accumulated Depreciation	折舊分攤	(226,561.00)	
<b>CASH &amp; DEPOSITS</b>			
現金及銀行存款			
I.O. - HSBC Saving	匯豐儲蓄戶口	413,012.89	
I.O. - HSBC Current	匯豐往來戶口	874,382.38	
I.O. - HSBC Saving (Sinking maintenance fund)	匯豐儲蓄戶口 (儲備維修基金)	292,347.15	
I.O. - HSBC Saving	匯豐儲蓄戶口 (康樂基金)	693,630.11	
I.O. - HSBC Saving	匯豐儲蓄戶口 (環保基金)	406,043.66	
I.O. - Bank of Communications Current	交通銀行往來戶口	427,404.70	
I.O. - Bank of Communications Saving	交通銀行儲蓄戶口	82.90	
Petty Cash-Management Office	管業處零用金	30,000.00	
Bank of Communications Trustee	交通信託基金(大維修基金)	133,055,069.48	
		136,191,973.27	
<b>CURRENT ASSETS</b>			
流動資產			
Utility Deposit	公共水電按金	1,288,180.00	
Account receivable - Management fee	應收帳款	2,214,116.00	
Other Receivables	應收其他賬款	288,402.87	
Money stakeholded by manager - Tops	管理公司託管現金結存 - (置佳)	7,100,000.00	
		10,890,698.87	
	流動資產總值		147,082,672.14
<b>CURRENT LIABILITIES</b>			
流動負債			
Accounts Payable	應付帳款	5,462,115.60	
Other Payables	應付其他賬款	8,800.00	
Current Account - Top Property	管理公司往來賬 - 置佳	2,481,533.79	
Temporary Received	暫收賬	(54,816.00)	
Other Deposit	其他按金	154,466.00	
Management Fee In Advance	管理費預交	119,113.20	
		8,171,212.59	
<b>NON-CURRENT LIABILITIES</b>			
非流動負債			
Deferred Income	遞延收入	2,812,500.00	
Management Fee Deposits	管理費按金	10,030,447.00	
		12,842,947.00	
			21,014,159.59
<b>TOTAL NET CURRENT ASSETS</b>	淨資產總值		126,068,512.55
<b>FUND AND RESERVES</b>			
資金及儲備			
Maintenance Fund	維修基金		133,325,772.75
Sinking maintenance Fund	儲備維修基金		135,074.65
Environmental Enhancement Fund	環保美化基金		630,386.00
Acc. Surplus/(Deficit) B/F	承上年度結存/(赤字)		(5,329,920.55)
Period Ended Surplus/(Deficit)	本季度盈餘/(赤字)		(2,692,800.30)
<b>TOTAL FUNDS</b>	資金及儲備總值		126,068,512.55





# 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 2018/12  
山景邨 - 住宅本月份管理費收支表

		2018/12 MONTH HK\$	Apr -Dec 18
Income	收入		
Management Fee	管理費收入	3,514,847.00	31,633,623.00
Interest Received	利息收入	106.03	615.65
Licence Fee Income	牌照費收入	364,500.00	3,266,500.00
Residents Activities Income	屋苑活動收入	14,000.00	159,725.50
Miscellaneous Income	什項收入	4,723.60	260,242.20
Recycling Income	環保回收收入	11,300.00	100,280.00
<b>Total Income</b>	<b>總收入</b>	<b>3,909,476.63</b>	<b>35,420,986.35</b>
Expenditure	支出		
Security Expenses	保安服務費用	1,174,228.00	10,576,005.82
Salaries & Allowances	員工薪津	390,128.00	3,054,902.00
Administration Fee	行政費用	26,000.00	234,000.00
Manager's Remuneration	經理人酬金	48,888.00	439,992.00
Insurance	保險費	49,476.94	445,292.30
Rent & Rates	地稅及差餉	18,150.00	118,874.00
Cleaning Charges	大廈清潔費	768,000.00	6,798,540.00
Cleaning Materials	清潔用品	165,273.28	645,971.52
Gardening	園藝保養費	103,000.00	1,030,600.00
Fire Service System Maintenance	消防系統設備保養	13,000.00	137,950.00
Lift Maintenance & Repairs	升降機 / 電梯保養及維修	424,904.00	3,867,487.00
Pump Plumbing & Drainage	水泵保養及污水處理	76,000.00	1,567,004.00
Security & Door Phone System	防盜系統保養	35,700.00	312,373.00
General Repairs & Maintenance	一般維修保養	1,000,542.00	2,276,319.00
Public Electricity	公共電費	632,108.00	5,711,400.00
Public Water	公共水費	25,380.00	126,439.90
Telephone	電話費	765.00	12,004.00
Licence Fee	牌照費	-	-
Minor Furniture Equipment	工具及一般設備	-	50,149.08
Seasonal Decoration	節日裝飾費用	-	64,328.00
Resident's Activities Expenses	屋苑活動支出	61,282.00	123,975.00
Incorporated Owners Expenses	業主會支出費用	-	-
Taxation	稅項	-	304,499.00
Depreciation - Furniture & Fittings	折舊分攤 - 傢俬裝修	-	(2,393.38)
Other Professional Fees	專業人士費用	-	36,500.00
Printing & Stationery	印刷及文具費用	34,000.90	124,825.81
Bank Charges	銀行服務費用	4,016.00	40,072.00
Travelling Expenses	交通費	390.00	3,883.50
Sundries	什項支出	182.00	6,582.60
Overdue Expenses	過期費用	-	-
Delivery Expenses	運費	685.00	6,210.50
<b>Total Expenditure</b>	<b>總支出</b>	<b>5,052,099.12</b>	<b>38,113,786.65</b>
<b>Operating Surplus / ( Deficit )</b>	<b>本期盈餘 / ( 虧損 )</b>	<b>(1,142,622.49)</b>	<b>(2,692,800.30)</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>(8,022,720.85)</b>

