



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 2019/01
山景邨 - 住宅本月份管理費收支表

		2019/01 MONTH HK\$	Apr -Jan 19
Income	收入		
Management Fee	管理費收入	3,514,847.00	35,148,470.00
Interest Received	利息收入	147.74	763.39
Licence Fee Income	牌照費收入	364,500.00	3,631,000.00
Residents Activities Income	屋苑活動收入	39,956.00	199,681.50
Miscellaneous Income	什項收入	4,781.00	265,023.20
Recycling Income	環保回收收入	11,300.00	111,580.00
Total Income	總收入	3,935,531.74	39,356,518.09
Expenditure	支出		
Security Expenses	保安服務費用	1,208,646.00	11,784,651.82
Salaries & Allowances	員工薪津	420,765.00	3,475,667.00
Administration Fee	行政費用	26,000.00	260,000.00
Manager's Remuneration	經理人酬金	48,888.00	488,880.00
Insurance	保險費	49,476.92	494,769.22
Rent & Rates	地稅及差餉	29,407.00	148,281.00
Cleaning Charges	大廈清潔費	755,840.00	7,554,380.00
Cleaning Materials	清潔用品	149,321.60	795,293.12
Gardening	園藝保養費	103,000.00	1,133,600.00
Fire Service System Maintenance	消防系統設備保養	-	137,950.00
Lift Maintenance & Repairs	升降機 / 電梯保養及維修	424,904.00	4,292,391.00
Pump Plumbing & Drainage	水泵保養及污水處理	405,900.00	1,972,904.00
Security & Door Phone System	防盜系統保養	14,680.00	327,053.00
General Repairs & Maintenance	一般維修保養	312,144.00	2,588,463.00
Public Electricity	公共電費	648,168.00	6,359,568.00
Public Water	公共水費	-	126,439.90
Telephone	電話費	766.00	12,770.00
Licence Fee	牌照費	-	-
Minor Furniture Equipment	工具及一般設備	695.00	50,844.08
Seasonal Decoration	節日裝飾費用	63,617.00	127,945.00
Resident's Activities Expenses	屋苑活動支出	29,409.50	153,384.50
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	15,306.12	140,131.93
Bank Charges	銀行服務費用	4,664.00	44,736.00
Travelling Expenses	交通費	461.90	4,345.40
Sundries	什項支出	2,928.00	9,510.60
Overdue Expenses	過期費用	-	-
Delivery Expenses	運費	750.00	6,960.50
Total Expenditure	總支出	4,715,738.04	42,829,524.69
Operating Surplus / (Deficit)	本期盈餘 / (虧損)	(780,206.30)	(3,473,006.60)
Balance b/f	累積盈餘 / (虧損)		(5,329,920.55)
Total	總累積盈餘 / (虧損)		(8,802,927.15)





置佳物業服務有限公司

Top Property Services Co. Ltd.

Shan King Estate
Balance Sheet as at 31 January 2019

山景邨
資產負債表截至2019年1月31日

此報告未經核數師最終審計

		HK\$	HK\$
FIXED ASSETS	資產		
Furniture and Equipment	固定資產		
Accumulated Depreciation	傢俬及裝修 折舊分攤	226,561.00 (226,561.00)	
CASH & DEPOSITS	現金及銀行存款		
I.O. - HSBC Saving	匯豐儲蓄戶口	1,150,323.34	
I.O. - HSBC Current	匯豐往來戶口	233,358.65	
I.O. - HSBC Saving (Sinking maintenance fund)	匯豐儲蓄戶口 (儲備維修基金)	6,335.95	
I.O. - HSBC Saving	匯豐儲蓄戶口 (康樂基金)	32,392.20	
I.O. - HSBC Saving	匯豐儲蓄戶口 (環保基金)	6,035.82	
I.O. - Bank of Communications Current	交通銀行往來戶口	7,404.70	
I.O. - Bank of Communications Saving	交通銀行儲蓄戶口	82.90	
Petty Cash-Management Office	營業處零用金	30,000.00	
Bank of Communications Trustee	交通信託基金(大維修基金)	133,055,069.48	
		<u>134,521,003.04</u>	
CURRENT ASSETS	流動資產		
Prepayment	預付款項	90,000.00	
Utility Deposit	公共水電按金	1,284,180.00	
Account receivable - Management fee	應收帳款	383,983.00	
Other Receivables	應收其他賬款	276,561.87	
Money stakeholded by manager - Tops	管理公司託管現金結存 - (置佳)	7,100,000.00	
		<u>9,134,724.87</u>	
	流動資產總值		<u>143,655,727.91</u>
CURRENT LIABILITIES	流動負債		
Accounts Payable	應付帳款	3,592,711.14	
Other Payables	應付其他賬款	8,800.00	
Current Account - Top Property	管理公司往來賬 - 置佳	(707,146.48)	
Temporary Received	暫收賬	(237,428.00)	
Other Deposit	其他按金	135,466.00	
Management Fee In Advance	管理費預交	571,304.20	
		<u>3,363,706.86</u>	
NON-CURRENT LIABILITIES	非流動負債		
Deferred Income	遞延收入	5,000,000.00	
Management Fee Deposits	管理費按金	10,003,726.00	
		<u>15,003,726.00</u>	
			<u>18,367,432.86</u>
TOTAL NET CURRENT ASSETS	淨資產總值		<u>125,288,295.05</u>
FUND AND RESERVES	資金及儲備		
Maintenance Fund	維修基金		133,325,772.75
Sinking maintenance Fund	儲備維修基金		135,063.45
Environmental Enhancement Fund	環保美化基金		630,386.00
Acc. Surplus/(Deficit) B/F	承上年底結存(赤字)		(5,329,920.55)
Period Ended Surplus/(Deficit)	本季度盈餘(赤字)		(3,473,006.60)
TOTAL FUNDS	資金及儲備總值		<u>125,288,295.05</u>

