



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

Shan King Estate  
Balance Sheet as at 28 February 2019

山景邨  
資產負債表截至2019年2月28日

\*此報告未經核數師最終審計\*

		HKS	HKS
<b>FIXED ASSETS</b>	<b>資產</b>		
Furniture and Equipment	固定資產		
Accumulated Depreciation	傢俬及裝修 折舊分攤	226,561.00 (226,561.00)	
<b>CASH &amp; DEPOSITS</b>	<b>現金及銀行存款</b>		
I.O. - HSBC Saving	匯豐儲蓄戶口	2,073,619.77	
I.O. - HSBC Current	匯豐往來戶口	2,684,345.42	
I.O. - HSBC Saving (Sinking maintenance fund)	匯豐儲蓄戶口 (儲備維修基金)	6,316.29	
I.O. - HSBC Saving	匯豐儲蓄戶口 (康樂基金)	159,916.41	
I.O. - HSBC Saving	匯豐儲蓄戶口 (環保基金)	6,016.14	
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)	134,114,543.99	
		139,082,245.62	
<b>CURRENT ASSETS</b>	<b>流動資產</b>		
Prepayment	預付費用	45,000.00	
Utility Deposit	公共水電按金	1,284,180.00	
Account receivable - Management fee	應收帳款	586,872.00	
Other Receivables	應收其他賬款	757,561.43	
Money stakeholded by manager - Tops	管理公司託管現金結存 - (置佳)	7,100,000.00	
		9,773,613.43	
	<b>流動資產總值</b>		148,855,859.05
<b>CURRENT LIABILITIES</b>	<b>流動負債</b>		
Accounts Payable	應付帳款	6,147,386.97	
Other Payables	應付其他賬款	8,800.00	
Current Account - Top Property	管理公司往來賬 - 置佳	528,810.54	
Temporary Received	暫收賬	(77,999.00)	
Other Deposit	其他按金	135,466.00	
Management Fee In Advance	管理費預交	533,273.20	
		7,275,737.71	
<b>NON-CURRENT LIABILITIES</b>	<b>非流動負債</b>		
Defened Income	遞延收入	4,687,500.00	
Management Fee Deposits	管理費按金	9,999,991.00	
		14,687,491.00	
			21,963,228.71
<b>TOTAL NET CURRENT ASSETS</b>	<b>淨資產總值</b>		126,892,630.34
<b>FUND AND RESERVES</b>	<b>資金及儲備</b>		
Maintenance Fund	維修基金		134,866,246.82
Sinking maintenance Fund	儲備維修基金		135,043.79
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)		(3,409,125.72)
<b>TOTAL FUNDS</b>	<b>資金及儲備總值</b>		126,892,630.34





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 2019/02  
山景邨 - 住宅本月份管理費收支表

		2019/02 MONTH HK\$	Apr 18 - Feb 19
Income	收入		
Management Fee	管理費收入	3,514,847.00	38,663,317.00
Interest Received	利息收入	90.73	854.12
Licence Fee Income	牌照費收入	364,500.00	3,995,500.00
Residents Activities Income	屋苑活動收入	101,940.00	301,621.50
Miscellaneous Income	什項收入	60,424.00	325,447.20
Recycling Income	環保回收收入	22,600.00	134,180.00
<b>Total Income</b>	<b>總收入</b>	<b>4,064,401.73</b>	<b>43,420,919.82</b>
Expenditure	支出		
Security Expenses	保安服務費用	1,192,354.34	12,977,006.16
Salaries & Allowances	員工薪津	455,270.00	3,930,937.00
Administration Fee	行政費用	26,000.00	286,000.00
Manager's Remuneration	經理人酬金	48,888.00	537,768.00
Insurance	保險費	49,476.92	544,246.14
Rent & Rates	地稅及差餉	-	148,281.00
Cleaning Charges	大廈清潔費	740,080.00	8,294,460.00
Cleaning Materials	清潔用品	55,321.60	850,614.72
Gardening	園藝保養費	105,500.00	1,239,100.00
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	4,717,295.00
Pump Plumbing & Drainage	水泵保養及污水處理	18,500.00	1,991,404.00
Security & Door Phone System	防盜系統保養	11,800.00	338,853.00
General Repairs & Maintenance	一般維修保養	125.00	2,588,588.00
Public Electricity	公共電費	630,297.00	6,989,865.00
Public Water	公共水費	-	126,439.90
Telephone	電話費	3,552.00	16,322.00
Licence Fee	牌照費	-	-
Minor Furniture Equipment	工具及一般設備	570.00	51,414.08
Seasonal Decoration	節日裝飾費用	96,264.00	224,209.00
Resident's Activities Expenses	屋苑活動支出	113,666.00	267,050.50
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	22,863.39	162,995.32
Bank Charges	銀行服務費用	3,764.00	48,500.00
Travelling Expenses	交通費	234.70	4,580.10
Sundries	什項支出	378.90	9,889.50
Overdue Expenses	過期費用	-	-
Delivery Expenses	運費	711.00	7,671.50
<b>Total Expenditure</b>	<b>總支出</b>	<b>4,000,520.85</b>	<b>46,830,045.54</b>
Operating Surplus / (Deficit)	本期盈餘 / (虧損)	<b>63,880.88</b>	(3,409,125.72)
Balance b/f	累積盈餘 / (虧損)		(5,329,920.55)
<b>Total</b>	<b>總累積盈餘 / (虧損)</b>		<b>(8,739,046.27)</b>

