



置佳物業服務有限公司

Top Property Services Co. Ltd.

Shan King Estate
Balance Sheet as at 31 March 2019

山景邨
資產負債表截至2019年3月31日

此報告未經核數師最終審計

	資產	HKS	HKS
FIXED ASSETS	固定資產		
Furniture and Equipment	傢俬及裝修	226,561.00	
Accumulated Depreciation	折舊分攤	(226,561.00)	
CASH & DEPOSITS	現金及銀行存款		
I.O. - HSBC Saving	匯豐儲蓄戶口	1,040,519.52	
I.O. - HSBC Current	匯豐往來戶口	2,986,652.42	
I.O. - HSBC Saving (Sinking maintenance fund)	匯豐儲蓄戶口 (儲備維修基金)	6,296.59	
I.O. - HSBC Saving	匯豐儲蓄戶口 (康樂基金)	170,414.46	
I.O. - HSBC Saving	匯豐儲蓄戶口 (環保基金)	5,996.44	
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	管業處零用金	30,000.00	
Bank of Communications Trustee	交通信託基金(大維修基金)	134,114,543.99	
		138,361,911.02	
CURRENT ASSETS	流動資產		
Prepayment	預付費用	491,999.85	
Utility Deposit	公共水電按金	1,284,180.00	
Account receivable - Management fee	應收帳款	521,447.00	
Other Receivables	應收其他賬款	977,399.05	
Money stakeholded by manager - Tops	管理公司託管現金結存 - (置佳)	7,100,000.00	
		10,375,025.90	
	流動資產總值		148,736,936.92
CURRENT LIABILITIES	流動負債		
Accounts Payable	應付帳款	6,511,278.18	
Other Payables	應付其他賬款	8,800.00	
Current Account - Top Property	管理公司往來賬 - 置佳	834,989.21	
Temporary Received	暫收賬	(35,954.00)	
Other Deposit	其他按金	160,466.00	
Management Fee In Advance	管理費預交	470,527.20	
		7,950,106.59	
NON-CURRENT LIABILITIES	非流動負債		
Deferred Income	遞延收入	4,375,000.00	
Management Fee Deposits	管理費按金	9,997,372.00	
		14,372,372.00	
			22,322,478.59
TOTAL NET CURRENT ASSETS	淨資產總值		126,414,458.33
FUND AND RESERVES	資金及儲備		
Maintenance Fund	維修基金		135,086,084.44
Sinking maintenance Fund	儲備維修基金		135,024.09
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)		(4,107,115.65)
			126,414,458.33
TOTAL FUNDS	資金及儲備總值		126,414,458.33





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 2019/03
山景邨 - 住宅本月份管理費收支表

		2019/03 MONTH HK\$	Apr 18 - Mar 19
Income	收入		
Management Fee	管理費收入	3,514,847.00	42,178,164.00
Interest Received	利息收入	75.92	930.04
Licence Fee Income	牌照費收入	364,500.00	4,360,000.00
Residents Activities Income	屋苑活動收入	10,000.00	311,621.50
Miscellaneous Income	什項收入	5,341.00	330,788.20
Recycling Income	環保回收收入	510.00	134,690.00
Total Income	總收入	3,895,273.92	47,316,193.74
Expenditure	支出		
Security Expenses	保安服務費用	1,194,044.00	14,171,050.16
Salaries & Allowances	員工薪津	421,280.00	4,352,217.00
Administration Fee	行政費用	26,000.00	312,000.00
Manager's Remuneration	經理人酬金	48,888.00	586,656.00
Insurance	保險費	50,046.31	594,292.45
Rent & Rates	地稅及差餉	-	148,281.00
Cleaning Charges	大廈清潔費	748,000.00	9,042,460.00
Cleaning Materials	清潔用品	55,321.60	905,936.32
Gardening	園藝保養費	103,000.00	1,342,100.00
Fire Service System Maintenance	消防系統設備保養	40,650.00	178,600.00
Lift Maintenance & Repairs	升降機 / 電梯保養及維修	424,904.00	5,142,199.00
Pump Plumbing & Drainage	水泵保養及污水處理	122,200.00	2,113,604.00
Security & Door Phone System	防盜系統保養	10,900.00	349,753.00
General Repairs & Maintenance	一般維修保養	451,955.00	3,040,543.00
Public Electricity	公共電費	622,836.00	7,612,701.00
Public Water	公共水費	18,847.50	145,287.40
Telephone	電話費	765.00	17,087.00
Licence Fee	牌照費	-	-
Minor Furniture Equipment	工具及一般設備	2,970.70	54,384.78
Seasonal Decoration	節日裝飾費用	-	224,209.00
Resident's Activities Expenses	屋苑活動支出	1,875.00	268,925.50
Incorporated Owners Expenses	業主會支出費用	14,587.00	14,587.00
Taxation	稅項	217,500.00	521,999.00
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	11,094.74	174,090.06
Bank Charges	銀行服務費用	4,100.00	52,600.00
Travelling Expenses	交通費	642.50	5,222.60
Sundries	什項支出	171.50	10,061.00
Overdue Expenses	過期費用	-	-
Delivery Expenses	運費	685.00	8,356.50
Total Expenditure	總支出	4,593,263.85	51,423,309.39
Operating Surplus / (Deficit)	本期盈餘 / (虧損)	(697,989.93)	(4,107,115.65)
Balance b/f	累積盈餘 / (虧損)		(5,329,920.55)
Total	總累積盈餘 / (虧損)		(9,437,036.20)

