



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 JUNE 2019  
山景邨 - 住宅本月份管理費收支表

		Jun-19 Month HK\$	Apr 19-Jun 19
Income	收入		
Management Fee	管理費收入	3,795,643.00	11,386,929.00
Interest Received	利息收入	43.55	159.42
Licence Fee Income	牌照費收入	364,500.00	1,093,500.00
Residents Activities Income	屋苑活動收入	5,000.00	91,232.00
Miscellaneous Income	什項收入	373,299.00	467,523.00
Recycling Income	環保回收收入	11,300.00	33,900.00
<b>Total Income</b>	<b>總收入</b>	<b>4,549,785.55</b>	<b>13,073,243.42</b>
Expenditure	支出		
Security Expenses	保安服務費用	1,159,844.50	3,536,929.50
Salaries & Allowances	員工薪津	396,045.00	1,204,615.00
Administration Fee	行政費用	26,000.00	78,000.00
Manager's Remuneration	經理人酬金	48,888.00	146,664.00
Insurance	保險費	49,666.65	148,999.95
Rent & Rates	地稅及差餉		30,955.00
Cleaning Charges	大廈清潔費	778,000.00	2,334,000.00
Cleaning Materials	清潔用品	54,264.00	176,249.60
Gardening	園藝保養費	383,000.00	609,000.00
Fire Service System Maintenance	消防系統設備保養	1,500.00	49,500.00
Lift Maintenance & Repairs	升降機 / 電梯保養及維修	424,904.00	1,441,752.00
Pump Plumbing & Drainage	水泵保養及污水處理	27,000.00	433,200.00
Security & Door Phone System	防盜系統保養	12,400.00	41,727.00
General Repairs & Maintenance	一般維修保養	294,180.00	958,719.00
Public Electricity	公共電費	666,328.00	1,959,973.00
Public Water	公共水費		16,140.10
Telephone	電話費	398.00	5,044.00
Minor Furniture Equipment	工具及一般設備		-
Resident's Activities Expenses	屋苑活動支出		96,340.00
Taxation	稅項	74,400.00	74,400.00
Other Professional Fees	專業人士費用		18,800.00
Printing & Stationery	印刷及文具費用	13,711.67	39,612.61
Bank Charges	銀行服務費用	4,304.00	13,332.00
Travelling Expenses	交通費	824.20	1,656.50
Sundries	什項支出	225.00	2,789.00
Delivery Expenses	運費	685.00	2,087.50
<b>Total Expenditure</b>	<b>總支出</b>	<b>4,416,568.02</b>	<b>13,420,485.76</b>
<b>Operating Surplus / ( Defict )</b>	<b>本期盈餘 / ( 虧損 )</b>	<b>133,217.53</b>	<b>(347,242.34)</b>
<b>Balance b/f</b>	<b>累積盈餘 / ( 虧損 )</b>	<b>(480,459.87)</b>	<b>-</b>
<b>Total</b>	<b>總累積盈餘 / ( 虧損 )</b>	<b>(347,242.34)</b>	<b>(347,242.34)</b>





# 置佳物業服務有限公司

## Top Property Services Co. Ltd.

Shan King Estate  
Balance Sheet as at 30 June 2019

山景邨  
資產負債表截至2019年6月30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 fu  
I.O. - HSBC Saving  
I.O. - HSBC Saving  
I.O. - Bank of Communications Current  
I.O. - Bank of Communications Saving  
Petty Cash-Management 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)

477,232.83  
715,181.27  
6,237.60  
125,499.23  
5,937.39  
7,404.70  
82.90  
30,000.00  
135,398,112.04

136,765,687.96

### CURRENT ASSETS

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

### 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)

302,999.90  
1,284,180.00  
2,685,107.00  
286,559.29  
7,100,000.00

11,658,846.19

### 流動資產總值

148,424,534.15

### CURRENT LIABILITIES

Accounts Payable  
Other Payables  
Current Account - Top Property  
Temporary Received  
Other Deposit  
Management Fee In Advance

### 流動負債

應付帳款  
應付其他賬款  
管理公司往來賬 - 置佳  
暫收賬  
其他按金  
管理費預交

4,687,977.37  
8,800.00  
2,944,895.29  
(47,659.00)  
162,466.00  
541,515.20

8,297,994.86

### NON-CURRENT LIABILITIES

Deferred Income  
Management Fee Deposits

### 非流動負債

遞延收入  
管理費按金

3,437,500.00  
10,029,154.00

13,466,654.00

21,764,648.86

### TOTAL NET CURRENT ASSETS

### 淨資產總值

126,659,885.29

### 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)

135,678,812.73  
134,965.10  
630,386.00  
(9,437,036.20)  
(347,242.34)

### TOTAL FUNDS

### 資金及儲備總值

126,659,885.29

