



COPY

置佳物業服務有限公司

Top Property Services Co. Ltd.

Shan King Estate
Balance Sheet as at 30 November 2019

山景邨
資產負債表截至2019年11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 fund)
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)

2,512,835.22
100,427.20
6,138.96
61,198.77
5,838.69
6,954.70
82.90
30,000.00
136,496,725.37
139,220,201.81

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)

54,666.65
1,284,180.00
476,118.00
137,463.22
7,100,000.00

9,052,427.87

流動資產總值

148,272,629.68

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

6,736,037.80
8,800.00
2,449,037.33
(29,852.00)
189,466.00
606,374.20
9,959,863.33

NON-CURRENT LIABILITIES

Deferred Income
Management Fee Deposits

非流動負債

遞延收入
管理費按金

1,875,000.00
10,055,554.00
11,930,554.00

21,890,417.33

TOTAL NET CURRENT ASSETS

淨資產總值

126,382,212.35

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)

136,628,329.99
134,866.46
630,386.00
(9,437,036.20)
(1,574,333.90)

TOTAL FUNDS

資金及儲備總值

126,382,212.35





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 NOVEMBER 2019
山景邨 - 住宅本月份管理費收支表

		Nov-19 Month HK\$	Apr 19-Nov 19
Income	收入		
Management Fee	管理費收入	3,795,643.00	30,365,144.00
Interest Received	利息收入	20.59	383.84
Licence Fee Income	牌照費收入	364,500.00	2,916,000.00
Residents Activities Income	屋苑活動收入	-	258,686.50
Miscellaneous Income	什項收入	60,053.80	667,156.80
Recycling Income	環保回收收入	22,600.00	101,700.00
Total Income	總收入	4,242,817.39	34,309,071.14
Expenditure	支出		
Security Expenses	保安服務費用	1,233,678.00	9,651,771.01
Salaries & Allowances	員工薪津	490,290.00	3,284,235.00
Administration Fee	行政費用	26,000.00	208,000.00
Manager's Remuneration	經理人酬金	48,888.00	391,104.00
Insurance	保險費	49,666.65	397,333.20
Rent & Rates	地稅及差餉	-	92,863.00
Cleaning Charges	大廈清潔費	828,000.00	6,344,000.00
Cleaning Materials	清潔用品	196,010.00	584,557.60
Gardening	園藝保養費	103,000.00	1,157,986.00
Fire Service System Maintenance	消防系統設備保養	155,262.00	434,862.00
Lift Maintenance & Repairs	升降機 / 電梯保養及維修	520,233.00	4,045,467.00
Pump Plumbing & Drainage	水泵保養及污水處理	220,500.00	966,640.00
Security & Door Phone System	防盜系統保養	6,110.00	79,570.00
General Repairs & Maintenance	一般維修保養	388,187.50	2,109,217.50
Public Electricity	公共電費	653,964.00	5,214,522.00
Public Water	公共水費	26,250.10	84,112.70
Telephone	電話費	1,603.00	13,950.00
Seasonal Decoration	節日裝飾費用	-	47,390.00
Resident's Activities Expenses	屋苑活動支出	-	96,340.00
Taxation	稅項	-	524,400.00
Other Professional Fees	專業人士費用	-	18,800.00
Printing & Stationery	印刷及文具費用	9,633.88	85,660.78
Bank Charges	銀行服務費用	3,904.00	35,440.55
Travelling Expenses	交通費	444.80	4,194.60
Sundries	什項支出	272.00	5,409.60
Delivery Expenses	運費	698.00	5,578.50
Total Expenditure	總支出	4,962,594.93	35,883,405.04
Operating Surplus / (Deficit)	本期盈餘 / (虧損)	(719,777.54)	(1,574,333.90)
Balance b/f	累積盈餘 / (虧損)	(854,556.36)	-
Total	總累積盈餘 / (虧損)	(1,574,333.90)	(1,574,333.90)

