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

Shan King Estate
Balance Sheet as at 31 December 2019

山景邨
資產負債表截至2019年12月31日

此報告未經核數師最終審計

<u>FIXED ASSETS</u>	資產	HKS	HKS
Furniture and Equipment	固定資產 傢俬及裝修	226,561.00	
Accumulated Depreciation	折舊分攤	(226,561.00)	
<u>CASH & DEPOSITS</u>	現金及銀行存款		
I.O. - HSBC Saving	匯豐儲蓄戶口	1,367,634.63	
I.O. - HSBC Current	匯豐往來戶口	282,304.61	
I.O. - HSBC Saving (Sinking maintenance fu	匯豐儲蓄戶口 (儲備維修基金)	6,118.97	
I.O. - HSBC Saving	匯豐儲蓄戶口 (康樂基金)	61,178.87	
I.O. - HSBC Saving	匯豐儲蓄戶口 (環保基金)	5,818.70	
I.O. - Bank of Communications Current	交通銀行往來戶口	6,954.70	
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)	136,496,725.37	
		138,256,818.75	
<u>CURRENT ASSETS</u>	流動資產		
Prepayment	預付費用	5,000.00	
Utility Deposit	公共水電按金	1,284,180.00	
Account receivable - Management fee	應收帳款	2,222,763.00	
Other Receivables	應收其他賬款	392,447.20	
Money stakeholded by manager - Tops	管理公司託管現金結存 - (置佳)	7,100,000.00	
		11,004,390.20	
	流動資產總值		149,261,208.95
<u>CURRENT LIABILITIES</u>	流動負債		
Accounts Payable	應付帳款	7,088,954.10	
Other Payables	應付其他賬款	8,800.00	
Current Account - Top Property	管理公司往來賬 - 置佳	3,259,614.86	
Temporary Received	暫收賬	(65,740.00)	
Other Deposit	其他按金	184,466.00	
Management Fee In Advance	管理費預交	622,935.20	
		11,099,030.16	
<u>NON-CURRENT LIABILITIES</u>	非流動負債		
Deferred Income	遞延收入	1,562,500.00	
Management Fee Deposits	管理費按金	10,060,012.00	
		11,622,512.00	
			22,721,542.16
<u>TOTAL NET CURRENT ASSETS</u>	淨資產總值		126,539,666.79
<u>FUND AND RESERVES</u>	資金及儲備		
Maintenance Fund	維修基金		136,883,313.97
Sinking maintenance Fund	儲備維修基金		134,846.47
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)		(9,437,036.20)
Period Ended Surplus/(Deficit)	本季度盈餘/(赤字)		(1,671,843.45)
<u>TOTAL FUNDS</u>	資金及儲備總值		126,539,666.79





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 DECEMBER 2019
山景邨 - 住宅本月份管理費收支表

		Dec-19 Month HK\$	Apr 19-Dec 19
Income	收入		
Management Fee	管理費收入	3,795,643.00	34,160,787.00
Interest Received	利息收入	1.93	385.77
Licence Fee Income	牌照費收入	364,500.00	3,280,500.00
Residents Activities Income	屋苑活動收入	-	258,686.50
Miscellaneous Income	什項收入	2,386.00	669,542.80
Recycling Income	環保回收收入	-	101,700.00
Total Income	總收入	4,162,530.93	38,471,602.07
Expenditure	支出		
Security Expenses	保安服務費用	1,233,678.00	10,885,449.01
Salaries & Allowances	員工薪津	458,360.00	3,742,595.00
Administration Fee	行政費用	26,000.00	234,000.00
Manager's Remuneration	經理人酬金	48,888.00	439,992.00
Insurance	保險費	49,666.65	446,999.85
Rent & Rates	地稅及差餉	-	92,863.00
Cleaning Charges	大廈清潔費	828,000.00	7,172,000.00
Cleaning Materials	清潔用品	48,675.00	633,232.60
Gardening	園藝保養費	103,000.00	1,260,986.00
Fire Service System Maintenance	消防系統設備保養	24,200.00	459,062.00
Lift Maintenance & Repairs	升降機 / 電梯保養及維修	521,933.00	4,567,400.00
Pump Plumbing & Drainage	水泵保養及污水處理	13,900.00	980,540.00
Security & Door Phone System	防盜系統保養	8,418.00	87,988.00
General Repairs & Maintenance	一般維修保養	247,809.00	2,357,026.50
Public Electricity	公共電費	632,118.00	5,846,640.00
Public Water	公共水費	-	84,112.70
Telephone	電話費	1,603.00	15,553.00
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	8,083.23	93,744.01
Bank Charges	銀行服務費用	3,656.00	39,096.55
Travelling Expenses	交通費	576.60	4,771.20
Sundries	什項支出	778.00	6,187.60
Delivery Expenses	運費	698.00	6,276.50
Total Expenditure	總支出	4,260,040.48	40,143,445.52
Operating Surplus / (Deficit)	本期盈餘 / (虧損)	(97,509.55)	(1,671,843.45)
Balance b/f	累積盈餘 / (虧損)	(1,574,333.90)	-
Total	總累積盈餘 / (虧損)	(1,671,843.45)	(1,671,843.45)

