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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 January 2020

山景邨  
資產負債表截至2020年1月31日

\*此報告未經核數師最終審計\*

	資產	HKS	HKS
<b>FIXED ASSETS</b>	固定資產		
Furniture and Equipment	傢俬及裝修	226,561.00	
Accumulated Depreciation	折舊分攤	(226,561.00)	
<b>CASH &amp; DEPOSITS</b>	現金及銀行存款		
I.O. - HSBC Saving	匯豐儲蓄戶口	354,996.30	
I.O. - HSBC Current	匯豐往來戶口	60,978.87	
I.O. - HSBC Saving (Sinking maintenance fund)	匯豐儲蓄戶口 (儲備維修基金)	6,098.98	
I.O. - HSBC Saving	匯豐儲蓄戶口 (康樂基金)	84,278.97	
I.O. - HSBC Saving	匯豐儲蓄戶口 (環保基金)	5,798.71	
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	管業處零用金	30,000.00	
Bank of Communications Trustee	交通信託基金(大維修基金)	136,496,725.37	
		137,045,914.80	
<b>CURRENT ASSETS</b>	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	2,606,922.00	
Other Receivables	應收其他賬款	647,431.16	
Money stakeholded by manager - Tops	管理公司託管現金結存 - (置佳)	7,100,000.00	
		11,643,533.16	
	流動資產總值		148,689,447.96
<b>CURRENT LIABILITIES</b>	流動負債		
Accounts Payable	應付帳款	6,286,680.50	
Other Payables	應付其他賬款	60,679.92	
Current Account - Top Property	管理公司往來賬 - 置佳	2,189,714.46	
Temporary Received	暫收賬	(24,693.00)	
Other Deposit	其他按金	169,466.00	
Management Fee In Advance	管理費預交	842,584.20	
		9,524,432.08	
<b>NON-CURRENT LIABILITIES</b>	非流動負債		
Deferred Income	遞延收入	3,750,000.00	
Management Fee Deposits	管理費按金	10,056,988.00	
		13,806,988.00	
			23,331,420.08
<b>TOTAL NET CURRENT ASSETS</b>	淨資產總值		125,358,027.88
<b>FUND AND RESERVES</b>	資金及儲備		
Maintenance Fund	維修基金		137,138,297.93
Sinking maintenance Fund	儲備維修基金		134,826.48
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)		(3,108,446.33)
			125,358,027.88
<b>TOTAL FUNDS</b>	資金及儲備總值		125,358,027.88





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 JANUARY 2020  
山景邨 - 住宅本月份管理費收支表

		Jan-20 Month HK\$	Apr 19-Jan 20
Income	收入		
Management Fee	管理費收入	3,795,643.00	37,956,430.00
Interest Received	利息收入	2.30	388.07
Licence Fee Income	牌照費收入	364,500.00	3,645,000.00
Residents Activities Income	屋苑活動收入	-	258,686.50
Miscellaneous Income	什項收入	63,873.00	733,415.80
Recycling Income	環保回收收入	22,600.00	124,300.00
<b>Total Income</b>	<b>總收入</b>	<b>4,246,618.30</b>	<b>42,718,220.37</b>
Expenditure	支出		
Security Expenses	保安服務費用	1,219,138.00	12,104,587.01
Salaries & Allowances	員工薪津	472,900.00	4,215,495.00
Administration Fee	行政費用	26,000.00	260,000.00
Manager's Remuneration	經理人酬金	48,888.00	488,880.00
Insurance	保險費	51,879.92	498,879.77
Rent & Rates	地稅及差餉	29,393.00	122,256.00
Cleaning Charges	大廈清潔費	828,000.00	8,000,000.00
Cleaning Materials	清潔用品	48,647.50	681,880.10
Gardening	園藝保養費	103,000.00	1,363,986.00
Fire Service System Maintenance	消防系統設備保養	-	459,062.00
Lift Maintenance & Repairs	升降機 / 電梯保養及維修	541,033.00	5,108,433.00
Pump Plumbing & Drainage	水泵保養及污水處理	343,200.00	1,323,740.00
Security & Door Phone System	防盜系統保養	38,540.00	126,528.00
General Repairs & Maintenance	一般維修保養	1,228,449.00	3,585,475.50
Public Electricity	公共電費	668,639.00	6,515,279.00
Public Water	公共水費	-	84,112.70
Telephone	電話費	1,602.00	17,155.00
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	27,658.66	121,402.67
Bank Charges	銀行服務費用	4,702.00	43,798.55
Travelling Expenses	交通費	471.80	5,243.00
Sundries	什項支出	394.30	6,581.90
Delivery Expenses	運費	685.00	6,961.50
<b>Total Expenditure</b>	<b>總支出</b>	<b>5,683,221.18</b>	<b>45,826,666.70</b>
<b>Operating Surplus / (Deficit)</b>	<b>本期盈餘 / (虧損)</b>	<b>(1,436,602.88)</b>	<b>(3,108,446.33)</b>
<b>Balance b/f</b>	<b>累積盈餘 / (虧損)</b>	<b>(1,671,843.45)</b>	<b>-</b>
<b>Total</b>	<b>總累積盈餘 / (虧損)</b>	<b>(3,108,446.33)</b>	<b>(3,108,446.33)</b>

