



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 AUGUST 2020
山景邨 - 住宅本月份管理費收支表

		Aug-20 Month HK\$	Apr 20-Aug 20
Income	收入		
Management Fee	管理費收入	3,795,643.00	18,978,215.00
Interest Received	利息收入	1.15	10.54
Licence Fee Income	牌照費收入	364,500.00	1,822,500.00
Residents Activities Income	屋苑活動收入		-
Miscellaneous Income	什項收入	24,572.00	97,117.00
Recycling Income	環保回收收入	11,500.00	45,920.00
Total Income	總收入	4,196,216.15	20,943,762.54
Expenditure	支出		
Security Expenses	保安服務費用	1,193,305.00	5,959,939.30
Salaries & Allowances	員工薪津	394,175.00	1,893,237.00
Administration Fee	行政費用	26,000.00	130,000.00
Manager's Remuneration	經理人酬金	48,888.00	244,440.00
Insurance	保險費	51,879.95	259,399.75
Rent & Rates	地稅及差餉	-	56,628.00
Cleaning Charges	大廈清潔費	791,440.00	3,962,200.00
Cleaning Materials	清潔用品	85,080.00	195,815.00
Gardening	園藝保養費	103,921.00	509,000.00
Fire Service System Maintenance	消防系統設備保養		27,050.00
Lift Maintenance & Repairs	升降機 / 電梯保養及維修	529,117.00	2,628,183.00
Pump Plumbing & Drainage	水泵保養及污水處理		462,200.00
Security & Door Phone System	防盜系統保養	6,110.00	57,750.00
General Repairs & Maintenance	一般維修保養	316,455.90	1,098,375.70
Public Electricity	公共電費	626,135.00	3,176,107.00
Telephone	電話費	1,277.00	7,370.00
Taxation	稅項	(526,560.00)	-
Other Professional Fees	專業人士費用		18,800.00
Printing & Stationery	印刷及文具費用	9,280.52	45,535.58
Bank Charges	銀行服務費用	3,946.34	20,348.27
Travelling Expenses	交通費	840.10	2,929.70
Sundries	什項支出	607.00	2,950.00
Delivery Expenses	運費	691.50	3,585.50
Total Expenditure	總支出	3,662,589.31	20,761,843.80
Operating Surplus / (Defict)	本期盈餘 / (虧損)	533,626.84	181,918.74





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

Shan King Estate
Balance Sheet as at 31 August 2020

山景邨
資產負債表截至2020年8月31日

此報告未經核數師最終審計

		資產		
FIXED ASSETS		固定資產	HKS	HKS
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		滙豐儲蓄戶口	813,317.96	
I.O. - HSBC Current		滙豐往來戶口	641,610.57	
I.O. - HSBC Saving (Sinking maintenance fur		滙豐儲蓄戶口 (儲備維修基金)	6,099.05	
I.O. - HSBC Saving		滙豐儲蓄戶口 (康樂基金)	152,660.32	
I.O. - HSBC Saving		滙豐儲蓄戶口 (環保基金)	5,798.77	
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)	137,647,532.71	
			139,304,056.98	
CURRENT ASSETS		流動資產		
Prepayment		預付費用	212,519.80	
Utility Deposit		公共水電按金	1,288,180.00	
Account receivable - Management fee		應收賬款	2,923,648.00	
Other Receivables		應收其他賬款	854,461.19	
Temporary Received		暫收賬	41,439.00	
Money stakeholded by manager - Tops		管理公司託管現金結存 - (置佳)	7,100,000.00	
			12,420,247.99	
		流動資產總值		151,724,304.97
CURRENT LIABILITIES		流動負債		
Accounts Payable		應付賬款	8,357,295.62	
Other Payables		應付其他賬款	8,800.00	
Current Account - Top Property		管理公司往來賬 - 置佳	4,954,125.06	
Other Deposit		其他按金	218,466.00	
Management Fee In Advance		管理費預交	896,189.20	
			14,434,875.88	
NON-CURRENT LIABILITIES		非流動負債		
Deferred Income		遞延收入	1,562,500.00	
Management Fee Deposits		管理費按金	10,066,793.00	
			11,629,293.00	
				26,064,168.88
TOTAL NET CURRENT ASSETS		淨資產總值		125,660,136.09
FUND AND RESERVES		資金及儲備		
Maintenance Fund		維修基金	138,496,135.30	
Sinking maintenance Fund		儲備維修基金	134,826.55	
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)	(13,783,130.50)	
Period Ended Surplus/(Deficit)		本季度盈餘/(赤字)	181,918.74	
				125,660,136.09
TOTAL FUNDS		資金及儲備總值		125,660,136.09

