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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 30 September 2020

山景邨  
資產負債表截至2020年9月30日

\*此報告未經核數師最終審計\*

	資產		
<b>FIXED ASSETS</b>	固定資產	<b>HK\$</b>	<b>HK\$</b>
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	2,263,008.40	
I.O. - HSBC Current	匯豐往來戶口	158,441.57	
I.O. - HSBC Saving (Sinking maintenance fur	匯豐儲蓄戶口 (儲備維修基金)	6,099.06	
I.O. - HSBC Saving	匯豐儲蓄戶口 (康樂基金)	163,480.60	
I.O. - HSBC Saving	匯豐儲蓄戶口 (環保基金)	5,798.78	
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)	137,647,532.71	
		140,281,398.72	
<b>CURRENT ASSETS</b>	流動資產		
Prepayment	預付費用	160,639.85	
Utility Deposit	公共水電按金	1,288,180.00	
Account receivable - Management fee	應收帳款	898,708.00	
Other Receivables	應收其他賬款	1,021,315.11	
Temporary Received	暫收賬	67,979.00	
Money stakeholded by manager - Tops	管理公司託管現金結存 - (置佳)	7,100,000.00	
		10,536,821.96	
	流動資產總值		150,818,220.68
<b>CURRENT LIABILITIES</b>	流動負債		
Accounts Payable	應付帳款	8,194,159.76	
Other Payables	應付其他賬款	8,800.00	
Current Account - Top Property	管理公司往來賬 - 置佳	4,310,887.70	
Other Deposit	其他按金	225,466.00	
Management Fee In Advance	管理費預交	868,692.20	
		13,608,005.66	
<b>NON-CURRENT LIABILITIES</b>	非流動負債		
Deferred Income	遞延收入	1,250,000.00	
Management Fee Deposits	管理費按金	10,073,078.00	
		11,323,078.00	
			24,931,083.66
<b>TOTAL NET CURRENT ASSETS</b>	淨資產總值		125,887,137.02
<b>FUND AND RESERVES</b>	資金及儲備		
Maintenance Fund	維修基金	138,662,989.22	
Sinking maintenance Fund	儲備維修基金	134,826.56	
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)	242,065.74	
			125,887,137.02
<b>TOTAL FUNDS</b>	資金及儲備總值		125,887,137.02





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 SEPTEMBER 2020  
山景邨 - 住宅本月份管理費收支表

		Sep-20 Month HK\$	Apr 20-Sep 20
Income	收入		
Management Fee	管理費收入	3,795,643.00	22,773,858.00
Interest Received	利息收入	1.74	12.28
Licence Fee Income	牌照費收入	364,500.00	2,187,000.00
Residents Activities Income	屋苑活動收入		-
Miscellaneous Income	什項收入	22,906.00	120,023.00
Recycling Income	環保回收收入	23,000.00	68,920.00
<b>Total Income</b>	<b>總收入</b>	<b>4,206,050.74</b>	<b>25,149,813.28</b>
Expenditure	支出		
Security Expenses	保安服務費用	1,193,453.00	7,153,392.30
Salaries & Allowances	員工薪津	403,642.00	2,296,879.00
Administration Fee	行政費用	26,000.00	156,000.00
Manager's Remuneration	經理人酬金	48,888.00	293,328.00
Insurance	保險費	51,879.95	311,279.70
Rent & Rates	地稅及差餉		56,628.00
Cleaning Charges	大廈清潔費	789,340.00	4,751,540.00
Cleaning Materials	清潔用品	35,080.00	230,895.00
Gardening	園藝保養費	103,000.00	612,000.00
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	527,417.00	3,155,600.00
Pump Plumbing & Drainage	水泵保養及污水處理	125,800.00	588,000.00
Security & Door Phone System	防盜系統保養	24,440.00	82,190.00
General Repairs & Maintenance	一般維修保養	164,567.00	1,262,942.70
Public Electricity	公共電費	634,310.00	3,810,417.00
Telephone	電話費	1,104.00	8,474.00
Taxation	稅項		-
Other Professional Fees	專業人士費用		18,800.00
Printing & Stationery	印刷及文具費用	10,468.16	56,003.74
Bank Charges	銀行服務費用	4,653.53	25,001.80
Travelling Expenses	交通費	420.30	3,350.00
Sundries	什項支出	755.80	3,705.80
Delivery Expenses	運費	685.00	4,270.50
<b>Total Expenditure</b>	<b>總支出</b>	<b>4,145,903.74</b>	<b>24,907,747.54</b>
<b>Operating Surplus / ( Deficit )</b>	<b>本期盈餘 / ( 虧損 )</b>	<b>60,147.00</b>	<b>242,065.74</b>
<b>Balance b/f</b>	<b>累積盈餘 / ( 虧損 )</b>	<b>181,918.74</b>	
<b>Total</b>	<b>總累積盈餘 / ( 虧損 )</b>	<b>242,065.74</b>	<b>242,065.74</b>

