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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 November 2020

山景邨  
資產負債表截至2020年11月30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	2,257,681.22	
I.O. - HSBC Current	匯豐往來戶口	342,909.65	
I.O. - HSBC Saving (Sinking maintenance fund)	匯豐儲蓄戶口 (儲備維修基金)	6,099.08	
I.O. - HSBC Saving	匯豐儲蓄戶口 (康樂基金)	186,601.19	
I.O. - HSBC Saving	匯豐儲蓄戶口 (環保基金)	5,798.80	
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)	138,927,279.63	
		141,763,407.17	
<b>CURRENT ASSETS</b>	流動資產		
Prepayment	預付費用	56,879.95	
Utility Deposit	公共水電按金	1,288,180.00	
Account receivable - Management fee	應收帳款	690,485.00	
Other Receivables	應收其他賬款	5,858.60	
Temporary Received	暫收賬	456,727.00	
Money stakeholded by manager - Tops	管理公司託管現金結存 - (置佳)	7,100,000.00	
		9,598,130.55	
	流動資產總值		151,361,537.72
<b>CURRENT LIABILITIES</b>	流動負債		
Accounts Payable	應付帳款	7,849,920.04	
Other Payables	應付其他賬款	8,800.00	
Current Account - Top Property	管理公司往來賬 - 置佳	5,617,614.32	
Other Deposit	其他按金	221,466.00	
Provision for Property Tax	暫繳物業稅	(307,860.00)	
Management Fee In Advance	管理費預交	818,458.20	
		14,208,398.56	
<b>NON-CURRENT LIABILITIES</b>	非流動負債		
Deferred Income	遞延收入	625,000.00	
Management Fee Deposits	管理費按金	10,078,448.00	
		10,703,448.00	
			24,911,846.56
<b>TOTAL NET CURRENT ASSETS</b>	淨資產總值		126,449,691.16
<b>FUND AND RESERVES</b>	資金及儲備		
Maintenance Fund	維修基金	138,927,279.63	
Sinking maintenance Fund	儲備維修基金	134,826.58	
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)	540,329.45	
			126,449,691.16
<b>TOTAL FUNDS</b>	資金及儲備總值		126,449,691.16





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 2020  
山景邨 - 住宅本月份管理費收支表

		Nov-20 Month HK\$	Apr 20-Nov 20
Income	收入		
Management Fee	管理費收入	3,795,643.00	30,365,144.00
Interest Received	利息收入	2.01	16.71
Licence Fee Income	牌照費收入	364,500.00	2,916,000.00
Residents Activities Income	屋苑活動收入		-
Miscellaneous Income	什項收入	24,956.00	168,403.00
Recycling Income	環保回收收入	11,660.00	80,580.00
<b>Total Income</b>	<b>總收入</b>	<b>4,196,761.01</b>	<b>33,530,143.71</b>
Expenditure	支出		
Security Expenses	保安服務費用	1,214,336.00	9,581,403.30
Salaries & Allowances	員工薪津	413,175.00	3,105,842.00
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	51,879.95	415,039.60
Rent & Rates	地稅及差餉		84,943.00
Cleaning Charges	大廈清潔費	800,400.00	6,420,010.00
Cleaning Materials	清潔用品	47,160.00	313,135.00
Gardening	園藝保養費	103,000.00	818,000.00
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	4,210,434.00
Pump Plumbing & Drainage	水泵保養及污水處理	96,400.00	700,900.00
Security & Door Phone System	防盜系統保養	6,110.00	96,370.00
General Repairs & Maintenance	一般維修保養	152,071.00	1,432,045.70
Public Electricity	公共電費	615,425.00	5,030,709.00
Telephone	電話費	1,297.00	10,976.00
Taxation	稅項		-
Other Professional Fees	專業人士費用		18,800.00
Printing & Stationery	印刷及文具費用	11,422.69	74,989.49
Bank Charges	銀行服務費用	4,531.34	34,477.77
Travelling Expenses	交通費	480.40	5,536.20
Sundries	什項支出	280.00	4,408.70
Delivery Expenses	運費	685.00	5,640.50
<b>Total Expenditure</b>	<b>總支出</b>	<b>4,120,958.38</b>	<b>32,989,814.26</b>
<b>Operating Surplus / ( Deficit )</b>	<b>本期盈餘 / ( 虧損 )</b>	<b>75,802.63</b>	<b>540,329.45</b>
<b>Balance b/f</b>	<b>累積盈餘 / ( 虧損 )</b>	<b>464,526.82</b>	
<b>Total</b>	<b>總累積盈餘 / ( 虧損 )</b>	<b>540,329.45</b>	<b>540,329.45</b>

