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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 2020

山景邨  
資產負債表截至2020年12月31日

\*此報告未經核數師最終審計\*

	資產	HK\$	HK\$
<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	滙豐儲蓄戶口	2,694,129.70	
I.O. - HSBC Current	滙豐往來戶口	362,730.65	
I.O. - HSBC Saving (Sinking maintenance fund)	滙豐儲蓄戶口 (儲備維修基金)	6,099.09	
I.O. - HSBC Saving	滙豐儲蓄戶口 (康樂基金)	198,081.50	
I.O. - HSBC Saving	滙豐儲蓄戶口 (環保基金)	5,798.81	
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)	138,928,459.56	
		142,232,336.91	
<b>CURRENT ASSETS</b>	流動資產		
Prepayment	預付費用	5,000.00	
Utility Deposit	公共水電按金	1,288,180.00	
Account receivable - Management fee	應收帳款	1,002,827.00	
Other Receivables	應收其他賬款	5,858.60	
Temporary Received	暫收賬	32,949.00	
Money stakeholded by manager - Tops	管理公司託管現金結存 - (置佳)	7,100,000.00	
		9,434,814.60	
	流動資產總值		151,667,151.51
<b>CURRENT LIABILITIES</b>	流動負債		
Accounts Payable	應付帳款	7,373,821.18	
Other Payables	應付其他賬款	8,800.00	
Current Account - Top Property	管理公司往來賬 - 置佳	7,099,708.29	
Other Deposit	其他按金	209,466.00	
Provision for Property Tax	暫繳物業稅	(307,860.00)	
Management Fee In Advance	管理費預交	815,434.20	
		15,199,369.67	
<b>NON-CURRENT LIABILITIES</b>	非流動負債		
Deferred Income	遞延收入	312,500.00	
Management Fee Deposits	管理費按金	10,081,403.00	
		10,393,903.00	
			25,593,272.67
<b>TOTAL NET CURRENT ASSETS</b>	淨資產總值		126,073,878.84
<b>FUND AND RESERVES</b>	資金及儲備		
Maintenance Fund	維修基金		138,928,459.56
Sinking maintenance Fund	儲備維修基金		134,826.59
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)		163,337.19
			126,073,878.84
<b>TOTAL FUNDS</b>	資金及儲備總值		126,073,878.84





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 2020  
山景邨 - 住宅本月份管理費收支表

		Dec-20 Month HK\$	Apr 20-Dec 20
Income	收入		
Management Fee	管理費收入	3,795,643.00	34,160,787.00
Interest Received	利息收入	1.80	18.51
Licence Fee Income	牌照費收入	364,500.00	3,280,500.00
Residents Activities Income	屋苑活動收入		-
Miscellaneous Income	什項收入	319,921.00	488,324.00
Recycling Income	環保回收收入	11,500.00	92,080.00
<b>Total Income</b>	<b>總收入</b>	<b>4,491,565.80</b>	<b>38,021,709.51</b>
Expenditure	支出		
Advertising Expense	廣告費	10,089.00	10,089.00
Security Expenses	保安服務費用	1,205,724.00	10,787,127.30
Salaries & Allowances	員工薪津	385,417.00	3,491,259.00
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	51,879.95	466,919.55
Rent & Rates	地稅及差餉		84,943.00
Cleaning Charges	大廈清潔費	791,760.00	7,211,770.00
Cleaning Materials	清潔用品		313,135.00
Gardening	園藝保養費	103,000.00	921,000.00
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	4,737,851.00
Pump Plumbing & Drainage	水泵保養及污水處理	14,500.00	715,400.00
Security & Door Phone System	防盜系統保養	6,110.00	102,480.00
General Repairs & Maintenance	一般維修保養	1,047,879.00	2,479,924.70
Public Electricity	公共電費	591,755.00	5,622,464.00
Public Water	公共水費	41,751.20	41,751.20
Telephone	電話費	1,308.00	12,284.00
Other Professional Fees	專業人士費用		18,800.00
Printing & Stationery	印刷及文具費用	9,652.76	84,642.25
Bank Charges	銀行服務費用	4,008.00	38,485.77
Travelling Expenses	交通費	246.70	5,782.90
Sundries	什項支出	658.70	5,067.40
Delivery Expenses	運費	513.75	6,154.25
<b>Total Expenditure</b>	<b>總支出</b>	<b>4,868,558.06</b>	<b>37,858,372.32</b>
<b>Operating Surplus / (Deficit)</b>	<b>本期盈餘 / (虧損)</b>	<b>(376,992.26)</b>	<b>163,337.19</b>
<b>Balance b/f</b>	<b>累積盈餘 / (虧損)</b>	<b>540,329.45</b>	
<b>Total</b>	<b>總累積盈餘 / (虧損)</b>	<b>163,337.19</b>	<b>163,337.19</b>

