



COPY

# 置佳物業服務有限公司

## Top Property Services Co. Ltd.

Shan King Estate  
Balance Sheet as at 31 January 2021

山景邨  
資產負債表截至2021年1月31日

\*此報告未經核數師最終審計\*

|   | 資產                | HK\$           | HK\$                  |
|---|-------------------|----------------|-----------------------|
| <b><u>FIXED ASSETS</u></b>                    | <b>固定資產</b>       |                |                       |
| Furniture and Equipment                       | 傢俬及裝修             | 226,561.00     |                       |
| Accumulated Depreciation                      | 折舊分攤              | (226,561.00)   |                       |
|   |                   |                |                       |
| <b><u>CASH &amp; DEPOSITS</u></b>             | <b>現金及銀行存款</b>    |                |                       |
| I.O. - HSBC Saving                            | 匯豐儲蓄戶口            | 2,493,493.65   |                       |
| I.O. - HSBC Current                           | 匯豐往來戶口            | 334,588.65     |                       |
| I.O. - HSBC Saving (Sinking maintenance fund) | 匯豐儲蓄戶口 (儲備維修基金)   | 6,099.10       |                       |
| I.O. - HSBC Saving                            | 匯豐儲蓄戶口 (康樂基金)     | 209,561.84     |                       |
| I.O. - HSBC Saving                            | 匯豐儲蓄戶口 (環保基金)     | 5,798.82       |                       |
| 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)     | 138,897,601.37 |                       |
|   |                   | 141,984,181.03 |                       |
|   |                   |                |                       |
| <b><u>CURRENT ASSETS</u></b>                  | <b>流動資產</b>       |                |                       |
| 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              | 688,192.00     |                       |
| Other Receivables                             | 應收其他賬款            | 5,858.60       |                       |
| Temporary Received                            | 暫收賬               | 241,742.00     |                       |
| Money stakeholded by manager - Tops           | 管理公司託管現金結存 - (置佳) | 7,100,000.00   |                       |
|   |                   | 9,328,972.60   |                       |
|   | <b>流動資產總值</b>     |                | 151,313,153.63        |
|   |                   |                |                       |
| <b><u>CURRENT LIABILITIES</u></b>             | <b>流動負債</b>       |                |                       |
| Accounts Payable                              | 應付帳款              | 7,657,423.49   |                       |
| Other Payables                                | 應付其他賬款            | (2,200.00)     |                       |
| Current Account - Top Property                | 管理公司往來賬 - 置佳      | 6,968,503.96   |                       |
| Other Deposit                                 | 其他按金              | 198,466.00     |                       |
| Provision for Property Tax                    | 暫繳物業稅             | (307,860.00)   |                       |
| Management Fee In Advance                     | 管理費預交             | 1,065,802.20   |                       |
|   |                   | 15,580,135.65  |                       |
|   | <b>非流動負債</b>      |                |                       |
| Deferred Income                               | 遞延收入              | -              |                       |
| Management Fee Deposits                       | 管理費按金             | 10,089,386.00  |                       |
|   |                   | 10,089,386.00  |                       |
|   |                   |                | 25,669,521.65         |
| <b>TOTAL NET CURRENT ASSETS</b>               | <b>淨資產總值</b>      |                | <b>125,643,631.98</b> |
|   |                   |                |                       |
| <b><u>FUND AND RESERVES</u></b>               | <b>資金及儲備</b>      |                |                       |
| Maintenance Fund                              | 維修基金              |                | 138,897,601.37        |
| Sinking maintenance Fund                      | 儲備維修基金            |                | 134,826.60            |
| 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)        |                | (236,051.49)          |
|   |                   |                | 125,643,631.98        |
| <b>TOTAL FUNDS</b>                            | <b>資金及儲備總值</b>    |                | <b>125,643,631.98</b> |





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 2021  
山景邨 - 住宅本月份管理費收支表

|                                       |                       | Jan-21<br>Month<br>HK\$ | Apr 20-Jan 21        |
|---------------------------------------|-----------------------|-------------------------|----------------------|
| Income                                | 收入                    |                         |                      |
| Management Fee                        | 管理費收入                 | 3,795,643.00            | 37,956,430.00        |
| Interest Received                     | 利息收入                  | 2.19                    | 20.70                |
| Licence Fee Income                    | 牌照費收入                 | 364,500.00              | 3,645,000.00         |
| Residents Activities Income           | 屋苑活動收入                |                         | -                    |
| Miscellaneous Income                  | 什項收入                  | 22,970.00               | 511,294.00           |
| Recycling Income                      | 環保回收收入                | 11,500.00               | 103,580.00           |
| <b>Total Income</b>                   | <b>總收入</b>            | <b>4,194,615.19</b>     | <b>42,216,324.70</b> |
| Expenditure                           | 支出                    |                         |                      |
| Advertising Expense                   | 廣告費                   |                         | 10,089.00            |
| Security Expenses                     | 保安服務費用                | 1,206,585.00            | 11,993,712.30        |
| Salaries & Allowances                 | 員工薪津                  | 398,869.00              | 3,890,128.00         |
| 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                   | 49,553.30               | 516,472.85           |
| Rent & Rates                          | 地稅及差餉                 | 28,313.00               | 113,256.00           |
| Cleaning Charges                      | 大廈清潔費                 | 874,510.00              | 8,086,280.00         |
| Cleaning Materials                    | 清潔用品                  | 142,458.00              | 455,593.00           |
| Gardening                             | 園藝保養費                 | 103,000.00              | 1,024,000.00         |
| 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              | 5,265,268.00         |
| Pump Plumbing & Drainage              | 水泵保養及污水處理             | 278,100.00              | 993,500.00           |
| Security & Door Phone System          | 防盜系統保養                | 9,492.00                | 111,972.00           |
| General Repairs & Maintenance         | 一般維修保養                | 208,640.00              | 2,688,564.70         |
| Public Electricity                    | 公共電費                  | 626,704.00              | 6,249,168.00         |
| Public Water                          | 公共水費                  |                         | 41,751.20            |
| Telephone                             | 電話費                   | 1,309.00                | 13,593.00            |
| Seasonal Decoration                   | 節日裝飾費用                | 3,832.10                | 3,832.10             |
| Other Professional Fees               | 專業人士費用                | 24,000.00               | 42,800.00            |
| Printing & Stationery                 | 印刷及文具費用               | 29,240.73               | 113,882.98           |
| Bank Charges                          | 銀行服務費用                | 4,806.14                | 43,291.91            |
| Travelling Expenses                   | 交通費                   | 267.10                  | 6,050.00             |
| Sundries                              | 什項支出                  | 1,328.00                | 6,395.40             |
| Delivery Expenses                     | 運費                    | 691.50                  | 6,845.75             |
| <b>Total Expenditure</b>              | <b>總支出</b>            | <b>4,594,003.87</b>     | <b>42,452,376.19</b> |
| <b>Operating Surplus / ( Defict )</b> | <b>本期盈餘 / ( 虧損 )</b>  | <b>(399,388.68)</b>     | <b>(236,051.49)</b>  |
| <b>Balance b/f</b>                    | <b>累積盈餘 / ( 虧損 )</b>  | <b>163,337.19</b>       |                      |
| <b>Total</b>                          | <b>總累積盈餘 / ( 虧損 )</b> | <b>(236,051.49)</b>     | <b>(236,051.49)</b>  |

