

LEI KING WAN - JAN - DEC 2020 ACCOUNT STATEMENT

鯉景灣二零二零年一月至十二月財政報告

ESTATE OVERHEAD (經常開支)

二零二零年一月至十二月	二零二零年一月至十二月
實際支出	預算案支出
ACTUAL	BUDGET
JAN - DEC 2020	JAN - DEC 2020

EXPENSES (支出)

ADVERTISING	廣告	1,075.00	6,000.00
CLEANING	清潔費	67,360.00	98,600.00
ACCOUNTING & DATA PROCESSING	會計及資料處理	150,370.00	150,370.00
ELECTRICITY	電費	38,938.23	73,769.23
EQUIPMENT & FACILITY EXPENSES	器材及設備支出	40,863.86	33,800.00
FLOWER & PLANTS	花卉植物	17,100.00	91,000.00
INSURANCE	保險費	52,667.22	60,322.84
LEGAL & PROFESSIONAL FEES	律師費及專業顧問費	104,949.00	100,000.00
MISCELLANEOUS EXPENSES	雜項開支	343,585.04	100,000.00
OTHER REPAIRS & MAINTENANCE	其他維修及保養	292,631.00	200,000.00
PRINTING OF NEWSLETTER	鯉景通訊印刷	0.00	8,160.00
PRINTING & DUPLICATING SERVICES	印刷及影印服務	69,568.10	100,000.00
RENT & RATES	租金及差餉	39,400.00	47,172.00
SALARIES, WAGES & BENEFITS	員工薪酬及福利	6,473,054.03	6,694,409.57
ADMINISTRATION COST	分擔行政費用	165,240.00	165,240.00
STATIONERY & OFFICE SUPPLIES	文房及辦公室用品	7,217.60	7,000.00
TELEPHONE & POSTAGE	電話及郵費	47,317.16	64,220.00
WATER	水費	2,158.97	2,600.00
TOTAL	總數	<u>7,913,495.21</u>	<u>8,002,663.64</u>

INCOME (收入)

INTEREST	利息	25.84	160.00
OTHER INCOME	其他收入	2,292,201.60	689,500.00
TOTAL	總數	<u>2,292,227.44</u>	<u>689,660.00</u>

OPERATING EXPENSES (運作費)

COMMUNITY ACTIVITIES	社區活動	428.30	26,000.00
SECURITY GUARD	護衛服務	2,714,757.50	2,860,617.90
TOTAL	總數	<u>2,715,185.80</u>	<u>2,886,617.90</u>

SECURITY SERVICES (護衛服務)

ADVERTISING	廣告	19,610.07	15,000.00
CLEANING SERVICES	清潔費	48,000.00	51,000.00
EQUIPMENT & FACILITY EXPENSES	器材及設備支出	10,765.00	8,000.00
INSURANCE	保險	162,541.24	161,692.00
LEGAL & PROFESSIONAL FEES	律師費及專業顧問費	0.00	0.00
MISCELLANEOUS EXPENSES	雜項開支	28,913.60	25,800.00
OTHER REPAIRS & MAINTENANCE	其他維修及保養	2,030.00	1,000.00
PRINTING & DUPLICATING SERVICES	印刷及影印服務	0.00	1,000.00
PROVISION FOR LONG SERVICE PAYMENT	長期服務金儲備	253,282.00	256,636.67
SALARIES, WAGES & BENEFITS	員工薪酬及福利	12,847,134.33	12,831,833.67
MPF CONTRIBUTION	員工強積金	467,135.78	641,591.68
STATIONERIES & OFFICE SUPPLIES	文房及辦公室用品	15,068.40	9,450.00
TELEPHONE	電話費	3,475.20	3,500.00
UNIFORM	制服	70,488.00	67,800.00
		<u>13,928,443.62</u>	<u>14,074,304.02</u>
LESS : COST ALLOCATED TO RESIDENTIAL FOR TOWER GUARDS	減去大堂警衛之支出	(10,279,152.34)	(10,279,152.33)
LESS : COST ALLOCATED TO SHOP FOR SHOP PATROL GUARD	減去商戶巡邏保安員之支出	(934,533.78)	(934,533.79)
NET SECURITY EXPENSES (淨保安支出)		<u>2,714,757.50</u>	<u>2,860,617.90</u>

此報告為未經核數師核實之項目

有關維修支出的明細，請參閱放置於各座大堂的財務資訊資料夾

Please refer to the breakdown of repair works information which was kept in the financial information folder at each tower lobby.

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LEI KING WAN - JAN - DEC 2020 ACCOUNT STATEMENT

鯉景灣二零二零年一月至十二月財政報告

SITE B (第二期)

二零二零年一月至十二月

二零二零年一月至十二月

		實際支出 ACTUAL	預算案支出 BUDGET
		JAN - DEC 2020	JAN - DEC 2020
		TOTAL (總數)	TOTAL (總數)
<u>INCOME (收入)</u>			
SERVICE & MGMT. FEE - FLATS	管理費 - 住戶	11,644,392.00	11,644,392.00
SERVICE & MGMT. FEE - SHOPS	管理費 - 商戶	463,679.00	463,679.00
OTHER INCOME	其他收入	63,441.74	16,000.00
SHARE OF ESTATE INCOME	分攤屋苑收入	573,056.86	172,415.00
TOTAL INCOME (總收入)		12,744,569.60	12,296,486.00
<u>EXPENDITURE (支出)</u>			
<u>ESTATE & SITE (每期共用項目)</u>			
CLEANING SERVICE	清潔費	303,218.00	257,200.00
ELECTRICITY	電費	482,895.77	509,034.53
FLOWER & LANDSCAPE MTCE.	花卉植物	91,030.60	96,500.00
IMPROVEMENT WORK FOR MTCE.	改善工程	0.00	0.00
INSURANCE	保險	350,161.56	300,030.48
OTHER REPAIRS & MTCE.	其他維修及保養	529,500.00	220,000.00
OTHER REPAIR & MTCE. (Funded by CEF)	其他維修及保養 (設備儲備金支付)	0.00	250,000.00
PUMP MTCE.	水泵保養費	452,465.78	483,933.84
MISCELLANEOUS EXPENSES	雜項開支	14,890.90	30,000.00
WATER	水費	3,342.40	10,000.00
SHARE OF ESTATE OVERHEAD	分攤屋苑經常費	1,978,373.82	2,000,665.91
SHARE OF OPERATING EXPENSES	分攤屋苑運作費	678,796.46	721,654.48
COST ALLOCATED TO CAR PARK	車場攤分之支出	(53,938.47)	(58,879.82)
SUB-TOTAL (小計)		4,830,736.82	4,820,139.42
MANAGER'S FEE (9%)	經理人費(9%)	434,766.31	433,812.55
MR TSF TO CAPITAL RESERVE (5%)	經理費轉入儲備金 (5%)	241,536.84	241,006.97
SUB-TOTAL (小計)		5,507,039.97	5,494,958.94
<u>SHOP (商戶專用項目)</u>			
ADMINISTRATION COST	分擔行政費用	7,230.00	7,263.60
CLEANING SERVICE	清潔費	89,200.00	86,400.00
OTHER REPAIRS & MTCE.	其他維修及保養	31,000.00	20,000.00
PATROL GUARD	巡邏護衛員	219,890.30	219,890.30
SUB-TOTAL (小計)		347,320.30	333,553.90
MANAGER'S FEE (9%)	經理人費(9%)	31,258.83	30,019.85
MR TSF TO CAPITAL RESERVE (5%)	經理費轉入儲備金 (5%)	17,366.02	16,677.70
SUB-TOTAL (小計)		395,945.14	380,251.45
<u>FLAT (住戶專用項目)</u>			
CLEANING SERVICE	清潔費	856,240.00	759,600.00
DOORPHONE MTCE.	對講機保養費	12,864.00	13,507.20
FESTIVAL DECORATION	節日裝飾	797.70	11,500.00
EXTERNAL WALL REPAIRING WORK	外牆維修工程	344,740.00	430,000.00
LIFT MTCE.	電梯保養費	528,000.00	844,800.00
OTHER REPAIRS & MTCE.	其他維修及保養	2,127,983.00	600,000.00
OTHER REPAIR & MTCE. (Funded by CEF)	其他維修及保養 (設備儲備金支付)	0.00	598,000.00
REFUSE BAGS	垃圾袋	41,712.00	35,960.00
TELEPHONE	電話	5,702.40	6,000.00
TOWER GUARD	大廈警衛	2,418,624.08	2,418,624.08
SUB-TOTAL (小計)		6,336,663.18	5,717,991.28
MANAGER'S FEE (9%)	經理人費(9%)	570,299.69	514,619.22
MR TSF TO CAPITAL RESERVE (5%)	經理費轉入儲備金 (5%)	316,833.16	285,899.56
SUB-TOTAL (小計)		7,223,796.03	6,518,510.06
TRANSFER TO CAPITAL RESERVE	儲備金	(575,736.02)	(543,584.23)
TOTAL EXPENDITURE (總支出)		12,551,045.12	11,850,136.22
SURPLUS/(DEFICIT) FOR THE PERIOD	盈餘/(虧損)	193,524.48	446,349.78
SURPLUS / (DEFICIT) AS AT 31/12/2019	盈餘/(虧損)滾存	(1,193,485.52)	(1,193,485.52)
SURPLUS / (DEFICIT) AS AT 31/12/2020	盈餘/(虧損)	(999,961.04)	(747,135.74)

備註Remarks:

1. 各維修項目支出已包含未入賬支出 All repair & maintenance expenses items are shown in Accrual Basis.

此報告為未經核數師核實之項目

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LEI KING WAN - BALANCE SHEET (SITE B)

鯉景灣 - 資產負債表 (第二期)

截至二零二零年
十二月三十一日
AS AT 31/12/2020
HK\$ 港幣

CURRENT ASSETS	流動資產	
ACCOUNT RECEIVABLE	應收帳款	1,350,963.37
AMOUNT DUE BY LEI KING WAN (MGMT) LTD-CARPARK	往來帳戶-鯉景灣物業管理有限公司-車場	0.00
CASH & BANK BALANCE	現金及銀行存款	26,239.74
BANK SAVINGS	銀行儲蓄存款	1,912,109.75
FIXED DEPOSIT	定期存款	788,994.18
MANAGEMENT FEE RECEIVABLE	應收之管理費	210,655.00
PREPAID EXPENSES	預付款項	0.00
AMOUNT DUE FROM SUNDRY DEBTORS	應收之往來帳戶	0.00
UTILITY DEPOSIT PAID	公共水電按金支付	2,800.00
AMOUNT DUE BY LEI KING WAN COMMON	往來帳戶-鯉景灣物業管理有限公司-每期公用項目	102,830.05
		4,394,592.09

CURRENT LIABILITIES	流動負債	
ACCOUNTS PAYABLE (INCLUDING STAFF'S LSP)	應付款項 (包括職員長期服務金準備)	1,755,189.02
AMOUNT DUE TO LEI KING WAN (MGMT) LTD-CARPARK	往來帳戶-鯉景灣物業管理有限公司-車場	898,038.92
AMOUNT DUE BY LEI KING WAN COMMON	往來帳戶-鯉景灣物業管理有限公司-每期公用項目	0.00
		2,653,227.94

NET CURRENT ASSETS	流動資產/(負債)淨值	1,741,364.15
		1,741,364.15

REPRESENTED BY :	資金來源 :	
PROPERTY OWNERS' FUND	業主基金	
ESTATE MGMT ACCOUNT SURPLUS/(DEFICIT) - SITE B	管理費收支盈餘/(虧損) - 第二期	(999,961.04)
CAPITAL RESERVE	儲備基金	0.00
CAPITAL EQUIPMENT FUND	設備儲備金	2,033,421.19
		1,033,460.15
DEFERRED LIABILITIES	遞延負債	
SERVICE & MANAGEMENT FEE DEPOSIT	管理費按金	707,904.00
		1,741,364.15

此報告為未經核數師核實之項目

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LEI KING WAN - CARPARK
BALANCE SHEET- SITE B
鯉景灣 - B 期車場資產負債表

截至二零二零年
十二月三十一日
AS AT 31/12/2020
HK\$ 港幣

CURRENT ASSETS	流動資產	
ACCOUNT RECEIVABLE	應收帳款	1.66
AMOUNT DUE FROM LEI KING WAN (MGT) LTD	往來帳戶-鯉景灣物業管理有限公司	898,038.92
FIXED DEPOSIT	定期存款	126,537.43
MANAGEMENT FEE RECEIVABLE	應收之管理費	8,484.00
PREPAID EXPENSES	預付款項	0.00
UTILITY DEPOSIT PAID	公共水電按金支付	0.00
		1,033,062.01
CURRENT LIABILITIES	流動負債	
ACCOUNTS PAYABLE	應付款項	10,680.00
AMOUNT DUE TO LEI KING WAN (MGT) LTD	往來帳戶-鯉景灣物業管理有限公司	0.00
		10,680.00
NET CURRENT ASSETS	流動資產/(負債)淨值	1,022,382.01
REPRESENTED BY :	資金來源 :	
PROPERTY OWNERS' FUND	業主基金	
ESTATE MGMT ACCOUNT SURPLUS/(DEFICIT) - SITE B	管理費收支盈餘/(虧損) - 第二期	821,412.01
CAPITAL EQUIPMENT FUND	設備儲備金	81,180.00
		902,592.01
DEFERRED LIABILITIES	遞延負債	
SERVICE & MANAGEMENT FEE DEPOSIT	管理費按金	119,790.00
		1,022,382.01

(此報告為未經核數師核實之項目)

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LEI KING WAN
 JAN-DEC 2020 CARPARK ACCOUNT STATEMENT
 鯉景灣二零二零年一月至十二月車場財政報告

SITE B (第二期)

		二零二零年一月至十二月 實際支出 ACTUAL JAN - DEC 2020	二零二零年一月至十二月 預算案支出 BUDGET JAN - DEC 2020
<u>INCOME (收入)</u>			
SERVICE & MGMT. FEE - CARPARK	管理費 - 車場	586,608.00	586,608.00
SHARE OF ESTATE INCOME	分攤屋村收入	7,168.97	2,000.00
INTEREST ON DEPOSITS	利息收入	1,723.05	2,400.00
OTHER INCOME	其他收入	17,700.00	23,400.00
TOTAL INCOME (總收入)		613,200.02	614,408.00
<u>EXPENDITURE (支出)</u>			
CLEANING SERVICE	清潔費	64,800.00	64,800.00
ACCOUNTING FEE & DATA PROCESSING	會計及資料處理	4,000.00	4,000.00
CARPARK BARRIER MAINTENANCE	車場裝置保養	10,380.00	10,350.00
SECURITY GUARD SERVICE	護衛服務	87,407.00	87,407.00
ADMINISTRATION COST	行政費用	5,800.00	5,800.00
ELECTRICITY	電費	28,971.00	63,886.00
WATER	水費	0.00	100.00
OTHER REPAIR & MAINTENANCE	其他維修及保養	(30,640.00)	90,000.00
LEGAL & PROFESSIONAL FEE	律師及專業顧問費	0.00	0.00
MISCELLANEOUS EXPENSES	雜項開支	1,800.00	1,500.00
COST ALLOCATED FROM ESTATE & SITE MANAGER'S FEE (10%)	分攤屋村共用項目 經理人費 (10%)	61,107.44 23,362.54	56,880.00 38,472.00
TOTAL EXPENDITURE (總支出)		256,987.98	423,195.00
SURPLUS/(DEFICIT) FOR THE PERIOD	盈餘/(虧損)	356,212.04	191,213.00
SURPLUS / (DEFICIT) AS AT 31/12/2019	盈餘/(虧損)滾存	465,199.97	465,199.97
SURPLUS / (DEFICIT) AS AT 31/12/2020	盈餘/(虧損)	821,412.01	656,412.97

此報告為未經核數師核實之項目

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