



置佳物業服務有限公司  
Top Property Services Co. Ltd.

Balance Sheet as at 31 Jul 2021 資產負債表截至2021年7月31日

SHAN KING ESTATE - RESIDENTIAL  
INCOME AND EXPENDITURE ACCOUNT FOR THE MONTH OF JULY 2021  
山景邨 - 住宅本月份管理費收支表

		Jul-21 Month HK\$	Apr 21-Jul 21 Cumulative HK\$
Income	收入		
Management Fee	管理費收入	3,795,643.00	15,182,572.00
Interest Received	利息收入	30.61	138.55
Licence Fee Income	牌照費收入	385,333.00	1,541,332.00
Miscellaneous Income	什項收入	27,375.60	104,134.60
<b>Total Income</b>	<b>總收入</b>	<b>4,208,382.21</b>	<b>16,828,177.15</b>
Expenditure	支出		
Security Expenses	保安服務費用	1,179,336.00	4,724,551.00
Salaries & Allowances	員工薪津	421,775.00	1,590,600.00
Administration Fee	行政費用	26,000.00	104,000.00
Manager's Remuneration	經理人酬金	48,888.00	195,552.00
Insurance	保險費	49,553.32	198,213.28
Rent & Rates	地稅及差餉	28,583.00	57,168.00
Cleaning Charges	大廈清潔費	782,920.00	3,165,630.00
Cleaning Materials	清潔用品	111,989.80	355,370.70
Gardening	園藝保養費	147,000.00	550,500.00
Fire Service System Maintenance	消防系統設備保養	10,800.00	84,600.00
Lift Maintenance & Repairs	升降機 / 電梯保養及維修	527,417.00	2,112,678.00
Pump Plumbing & Drainage	水泵保養及污水處理	387,900.00	772,990.00
Security & Door Phone System	防盜系統保養	8,212.00	63,248.00
General Repairs & Maintenance	一般維修保養	868,653.00	1,499,720.00
Public Electricity	公共電費	637,390.00	2,579,233.00
Public Water	公共水費	2,382.70	41,282.52
Telephone	電話費	1,342.00	6,098.00
Minor Furniture Equipment	工具及一般設備	7,870.00	7,870.00
Professional Fees	專業人士費用	18,000.00	33,000.00
Printing & Stationery	印刷及文具費用	27,951.36	54,899.01
Bank Charges	銀行服務費用	5,638.40	22,256.89
Travelling Expenses	交通費	444.40	1,362.00
Sundries	什項支出	2,172.00	30,358.80
Delivery Expenses	運費	704.50	2,811.50
<b>Total Expenditure</b>	<b>總支出</b>	<b>5,302,922.48</b>	<b>18,253,992.70</b>
<b>Operating Surplus / ( Deficit )</b>	<b>本期盈餘 / ( 虧損 )</b>	<b>(1,094,540.27)</b>	<b>(1,425,815.55)</b>
<b>Balance b/f</b>	<b>累積盈餘 / ( 虧損 )</b>	<b>(331,275.28)</b>	
<b>Total</b>	<b>總累積盈餘 / ( 虧損 )</b>	<b>(1,425,815.55)</b>	<b>(1,425,815.55)</b>





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Top Property Services Co. Ltd.

Shan King Estate  
Balance Sheet as at 31 Jul 2021

山景邨  
資產負債表截至2021年7月31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	18,130,489.68	
I.O. - HSBC Current	匯豐往來戶口	1,351,790.05	
I.O. - HSBC Saving (Sinking maintenance fund)	匯豐儲蓄戶口 (儲備維修基金)	6,099.16	
I.O. - HSBC Saving	匯豐儲蓄戶口 (康樂基金)	209,648.92	
I.O. - HSBC Saving	匯豐儲蓄戶口 (環保基金)	5,798.88	
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)	138,840,525.35	
		158,581,389.64	
<b>CURRENT ASSETS</b>	流動資產		
Prepayment	預付費用	252,766.60	
Utility Deposit	公共水電按金	1,288,180.00	
Account receivable - Management fee	應收帳款	491,672.80	
Other Receivables	應收其他賬款	(59,510.40)	
Temporary Received	暫收賬	46,334.00	
Money stakeholded by manager - Tops	管理公司託管現金結存 - (置佳)	7,100,000.00	
		9,119,443.00	
	流動資產總值		167,700,832.64
<b>CURRENT LIABILITIES</b>	流動負債		
Accounts Payable	應付帳款	8,124,166.41	
Other Payables	應付其他賬款	(2,200.00)	
Current Account - Top Property	管理公司往來賬 - 置佳	6,056,025.86	
Other Deposit	其他按金	255,466.00	
Provision for Property Tax	暫繳物業稅	(976,560.00)	
Management Fee In Advance	管理費預交	616,551.00	
		14,073,449.27	
	非流動負債		
Deferred Income	遞延收入	20,000,002.00	
Management Fee Deposits	管理費按金	10,105,229.00	
		30,105,231.00	
			44,178,680.27
<b>TOTAL NET CURRENT ASSETS</b>	淨資產總值		123,522,152.37
<b>FUND AND RESERVES</b>	資金及儲備		
Maintenance Fund	維修基金		138,840,525.35
Sinking maintenance Fund	儲備維修基金		134,826.66
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)		(14,657,770.09)
Period Ended Surplus/(Deficit)	本季度盈餘/(赤字)		(1,425,815.55)
			123,522,152.37
<b>TOTAL FUNDS</b>	資金及儲備總值		123,522,152.37

