



COPY

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

Shan King Estate  
Balance Sheet as at 30 Jun 2021

山景邨  
資產負債表截至2021年6月30日

\*此報告未經核數師最終審計\*

**FIXED ASSETS**

Furniture and Equipment  
Accumulated Depreciation

**CASH & DEPOSITS**

I.O. - HSBC Saving  
I.O. - HSBC Current  
I.O. - HSBC Saving (Sinking maintenance fund)  
I.O. - HSBC Saving  
I.O. - HSBC Saving  
I.O. - Bank of Communications Current  
I.O. - Bank of Communications Saving  
Petty Cash-Management Office  
Bank of Communications Trustee

**CURRENT ASSETS**

Prepayment  
Utility Deposit  
Account receivable - Management fee  
Other Receivables  
Temporary Received  
Money stakeholded by manager - Tops

**CURRENT LIABILITIES**

Accounts Payable  
Other Payables  
Current Account - Top Property  
Other Deposit  
Provision for Property Tax  
Management Fee In Advance

**NON-CURRENT LIABILITIES**

Deferred Income  
Management Fee Deposits

**TOTAL NET CURRENT ASSETS**

**FUND AND RESERVES**

Maintenance Fund  
Sinking maintenance Fund  
Environmental Enhancement Fund  
Acc. Surplus/(Deficit) B/F  
Period Ended Surplus/(Deficit)

**TOTAL FUNDS**

**資產**

固定資產  
傢俬及裝修  
折舊分攤

**現金及銀行存款**

匯豐儲蓄戶口  
匯豐往來戶口  
匯豐儲蓄戶口 (儲備維修基金)  
匯豐儲蓄戶口 (康樂基金)  
匯豐儲蓄戶口 (環保基金)  
交通銀行往來戶口  
交通銀行儲蓄戶口  
管業處零用金  
交通信託基金(大維修基金)

**流動資產**

預付費用  
公共水電按金  
應收帳款  
應收其他賬款  
暫收賬  
管理公司託管現金結存 - (置佳)

**流動資產總值**

**流動負債**

應付帳款  
應付其他賬款  
管理公司往來賬 - 置佳  
其他按金  
暫繳物業稅  
管理費預交

**非流動負債**

遞延收入  
管理費按金

**淨資產總值**

**資金及儲備**

維修基金  
儲備維修基金  
環保美化基金  
承上年度結存/(赤字)  
本季度盈餘/(赤字)

**資金及儲備總值**

HKS

HKS

226,561.00  
(226,561.00)

21,618,760.76  
1,016,280.45  
6,099.15  
209,668.57  
5,798.87  
6,954.70  
82.90  
30,000.00  
138,839,346.17  
161,732,991.57

302,319.92  
1,288,180.00  
507,952.80  
(193,739.40)  
42,973.00  
7,100,000.00

9,047,686.32

7,449,321.67  
(2,200.00)  
8,034,214.77  
278,466.00  
(526,560.00)  
495,365.00  
15,728,607.44

20,333,335.00  
10,103,222.00  
30,436,557.00

170,780,677.89

46,165,164.44

124,615,513.45

138,839,346.17  
134,826.65  
630,386.00  
(14,657,770.09)  
(331,275.28)

124,615,513.45





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 JUNE 2021  
山景邨 - 住宅本月份管理費收支表

|  |                       | Jun-21<br>Month<br>HK\$ | Apr 21-Jun 21<br>Cumulative<br>HK\$ |
|--|-----------------------|-------------------------|-------------------------------------|
| Income                                 | 收入                    |                         |                                     |
| Management Fee                         | 管理費收入                 | 3,795,643.00            | 11,386,929.00                       |
| Interest Received                      | 利息收入                  | 41.18                   | 107.94                              |
| Licence Fee Income                     | 牌照費收入                 | 385,333.00              | 1,155,999.00                        |
| Residents Activities Income            | 屋苑活動收入                | -                       | -                                   |
| Miscellaneous Income                   | 什項收入                  | 25,512.00               | 76,759.00                           |
| Recycling Income                       | 環保回收收入                | -                       | -                                   |
| <b>Total Income</b>                    | <b>總收入</b>            | <b>4,206,529.18</b>     | <b>12,619,794.94</b>                |
| Expenditure                            | 支出                    |                         |                                     |
| Advertising Expense                    | 廣告費                   | -                       | -                                   |
| Security Expenses                      | 保安服務費用                | 1,181,368.00            | 3,545,215.00                        |
| Salaries & Allowances                  | 員工薪津                  | 369,275.00              | 1,168,825.00                        |
| Administration Fee                     | 行政費用                  | 26,000.00               | 78,000.00                           |
| Manager's Remuneration                 | 經理人酬金                 | 48,888.00               | 146,664.00                          |
| Insurance                              | 保險費                   | 49,553.32               | 148,659.96                          |
| Rent & Rates                           | 地稅及差餉                 | -                       | 28,585.00                           |
| Cleaning Charges                       | 大廈清潔費                 | 781,480.00              | 2,382,710.00                        |
| Cleaning Materials                     | 清潔用品                  | 29,122.90               | 243,380.90                          |
| Gardening                              | 園藝保養費                 | 132,000.00              | 403,500.00                          |
| Fire Service System Maintenance        | 消防系統設備保養              | -                       | 73,800.00                           |
| Lift Maintenance & Repairs             | 升降機 / 電梯保養及維修         | 527,417.00              | 1,585,261.00                        |
| Pump Plumbing & Drainage               | 水泵保養及污水處理             | 107,300.00              | 385,090.00                          |
| Security & Door Phone System           | 防盜系統保養                | 13,702.00               | 55,036.00                           |
| General Repairs & Maintenance          | 一般維修保養                | 361,332.00              | 631,067.00                          |
| Public Electricity                     | 公共電費                  | 654,408.00              | 1,941,843.00                        |
| Public Water                           | 公共水費                  | 31,103.02               | 38,899.82                           |
| Telephone                              | 電話費                   | 1,608.00                | 4,756.00                            |
| Professional Fees                      | 專業人士費用                | -                       | 15,000.00                           |
| Printing & Stationery                  | 印刷及文具費用               | 8,772.19                | 26,947.65                           |
| Bank Charges                           | 銀行服務費用                | 5,408.66                | 16,618.49                           |
| Travelling Expenses                    | 交通費                   | 322.40                  | 917.60                              |
| Sundries                               | 什項支出                  | 23,173.30               | 28,186.80                           |
| Delivery Expenses                      | 運費                    | 717.50                  | 2,107.00                            |
| <b>Total Expenditure</b>               | <b>總支出</b>            | <b>4,352,951.29</b>     | <b>12,951,070.22</b>                |
| <b>Operating Surplus / ( Deficit )</b> | <b>本期盈餘 / ( 虧損 )</b>  | <b>(146,422.11)</b>     | <b>(331,275.28)</b>                 |
| <b>Balance b/f</b>                     | <b>累積盈餘 / ( 虧損 )</b>  | <b>(184,853.17)</b>     |                                     |
| <b>Total</b>                           | <b>總累積盈餘 / ( 虧損 )</b> | <b>(331,275.28)</b>     | <b>(331,275.28)</b>                 |

