



置佳物業服務有限公司

Top Property Services Co. Ltd.

Shan King Estate
Balance Sheet as at 31 Jan 2022

山景邨
資產負債表截至2022年1月31日

此報告未經核數師最終審計

	固定資產	HKS	HKS
FIXED ASSETS			
Furniture and Equipment	傢俬及裝修	226,561.00	
Accumulated Depreciation	折舊分攤	(226,561.00)	
CASH & DEPOSITS	現金及銀行存款		
I.O. - HSBC Saving	匯豐儲蓄戶口	12,780,654.05	
I.O. - HSBC Current	匯豐往來戶口	2,031,229.39	
I.O. - HSBC Saving (Sinking maintenance fund)	匯豐儲蓄戶口 (儲備維修基金)	6,099.22	
I.O. - HSBC Saving	匯豐儲蓄戶口 (康樂基金)	258,531.07	
I.O. - HSBC Saving	匯豐儲蓄戶口 (環保基金)	5,798.94	
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	
Top (Operating Fund) - Chong Hing Bank Current	創興往來戶口 - 營運基金 (置佳)	2,848,850.89	
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)	138,847,524.56	
		<u>156,815,725.72</u>	
CURRENT ASSETS	流動資產		
Prepayment	預付費用	984,138.98	
Utility Deposit	公共水電按金	1,290,080.00	
Account receivable - Management fee	應收帳款	533,720.80	
Other Receivables	應收其他賬款	8,380.60	
Temporary Received	暫收賬	448,066.00	
Provision for Property Tax	暫繳物業稅	1,051,440.00	
		<u>4,315,826.38</u>	
	流動資產總值		161,131,552.10
CURRENT LIABILITIES	流動負債		
Accounts Payable	應付帳款	14,190,958.55	
Other Payables	應付其他賬款	80,378.00	
Other Deposit	其他按金	262,466.00	
Management Fee In Advance	管理費預交	945,483.00	
Other Payable - Top Property	應付其他賬款 - 置佳	30,000.00	
		<u>15,509,285.55</u>	
NON-CURRENT LIABILITIES	非流動負債		
Deferred Income	遞延收入	18,000,004.00	
Management Fee Deposits	管理費按金	10,152,500.00	
		<u>28,152,504.00</u>	
			<u>43,661,789.55</u>
TOTAL NET ASSETS	淨資產總值		<u>117,469,762.55</u>
FUND AND RESERVES	資金及儲備		
Maintenance Fund	維修基金		138,847,524.56
Sinking maintenance Fund	儲備維修基金		134,826.72
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)		(7,485,204.64)
			<u>117,469,762.55</u>
TOTAL FUNDS	資金及儲備總值		<u>117,469,762.55</u>





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 2022

山景邨 - 住宅本月份管理費收支表

		Jan-22 Month HK\$	Apr 21-Jan 22 Cumulative HK\$
Income	收入		
Management Fee	管理費收入	3,795,643.00	37,956,430.00
Interest Received	利息收入	27.79	309.71
Licence Fee Income	牌照費收入	385,333.00	3,853,330.00
Residents Activities Income	屋苑活動收入	49,000.00	49,000.00
Miscellaneous Income	什項收入	4,816.00	233,813.60
Recycling Income	環保回收收入	205.00	205.00
Total Income	總收入	4,235,024.79	42,093,088.31
Expenditure	支出		
Security Expenses	保安服務費用	1,328,364.22	12,313,185.72
Salaries & Allowances	員工薪津	569,100.00	4,392,110.99
Administration Fee	行政費用	28,000.00	268,000.00
Manager's Remuneration	經理人酬金	51,888.00	500,880.00
Insurance	保險費	48,499.89	494,479.77
Rent & Rates	地稅及差餉	29,643.00	116,456.00
Cleaning Charges	大廈清潔費	966,168.00	8,726,952.00
Cleaning Materials	清潔用品	46,735.50	849,424.40
Gardening	園藝保養費	115,000.00	1,385,400.00
Fire Service System Maintenance	消防系統設備保養	358,500.00	1,836,600.00
Lift Maintenance & Repairs	升降機 / 電梯保養及維修	574,648.00	5,435,304.00
Pump Plumbing & Drainage	水泵保養及污水處理	179,254.00	2,007,664.00
Security & Door Phone System	防盜系統保養	13,320.00	208,332.00
General Repairs & Maintenance	一般維修保養	292,037.00	3,709,421.60
Public Electricity	公共電費	687,497.00	6,630,276.00
Public Water	公共水費	-	53,549.02
Telephone	電話費	1,560.79	15,578.00
Minor Furniture Equipment	工具及一般設備	-	25,237.00
Seasonal Decoration	節日裝飾費用	7,971.00	51,874.00
Resident's Activities Expenses	屋苑活動支出	-	22,844.40
Professional Fees	專業人士費用	1,833.33	146,320.63
Printing & Stationery	印刷及文具費用	32,394.15	154,918.63
Bank Charges	銀行服務費用	6,623.20	55,887.29
Travelling Expenses	交通費	553.60	5,464.80
Sundries	什項支出	6,087.20	164,682.40
Delivery Expenses	運費	711.00	7,450.30
Total Expenditure	總支出	5,346,388.88	49,578,292.95
Operating Surplus / (Deficit)	本期盈餘 / (虧損)	(1,111,364.09)	(7,485,204.64)
Balance b/f	累積盈餘 / (虧損)	(6,373,840.55)	
Total	總累積盈餘 / (虧損)	(7,485,204.64)	(7,485,204.64)



ISO 9001:2015
Certificate No: Q705



ISO 10002:2018
Certificate No: CS101



ISO 14001:2015
Certificate No: E305



ISO 45001:2018
Certificate No: S195