



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

Shan King Estate  
Balance Sheet as at 28 Feb 2022

山景邨  
資產負債表截至2022年2月28日

\*此報告未經核數師最終審計\*

	固定資產	HKS	HKS
<b>FIXED ASSETS</b>			
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>	<b>現金及銀行存款</b>		
I.O. - HSBC Saving	匯豐儲蓄戶口	11,789,375.62	
I.O. - HSBC Current	匯豐往來戶口	424,478.01	
I.O. - HSBC Saving (Sinking maintenance fund)	匯豐儲蓄戶口 (儲備維修基金)	6,099.23	
I.O. - HSBC Saving	匯豐儲蓄戶口 (康樂基金)	274,511.52	
I.O. - HSBC Saving	匯豐儲蓄戶口 (環保基金)	5,798.95	
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)	2,849,289.89	
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)	138,848,589.69	
		<u>154,235,180.51</u>	
<b>CURRENT ASSETS</b>	<b>流動資產</b>		
Prepayment	預付費用	501,305.64	
Utility Deposit	公共水電按金	1,290,080.00	
Account receivable - Management fee	應收帳款	623,077.80	
Other Receivables	應收其他賬款	1,799,128.60	
Temporary Received	暫收賬	341,769.00	
Provision for Property Tax	暫繳物業稅	1,051,440.00	
		<u>5,606,801.04</u>	
	<b>流動資產總值</b>		159,841,981.55
<b>CURRENT LIABILITIES</b>	<b>流動負債</b>		
Accounts Payable	應付帳款	13,844,211.95	
Other Payables	應付其他賬款	25,000.00	
Other Deposit	其他按金	270,466.00	
Management Fee In Advance	管理費預交	708,469.00	
Other Payable - Top Property	應付其他賬款 - 置佳	30,000.00	
		<u>14,878,146.95</u>	
<b>NON-CURRENT LIABILITIES</b>	<b>非流動負債</b>		
Deferred Income	遞延收入	17,666,671.00	
Management Fee Deposits	管理費按金	10,170,188.00	
		<u>27,836,859.00</u>	
			42,715,005.95
<b>TOTAL NET ASSETS</b>	<b>淨資產總值</b>		<u>117,126,975.60</u>
<b>FUND AND RESERVES</b>	<b>資金及儲備</b>		
Maintenance Fund	維修基金		138,848,589.69
Sinking maintenance Fund	儲備維修基金		134,826.73
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)		(7,829,056.73)
			<u>117,126,975.60</u>
<b>TOTAL FUNDS</b>	<b>資金及儲備總值</b>		<u>117,126,975.60</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 FEBRUARY 2022  
山景邨 - 住宅本月份管理費收支表

		Feb-22 Month HK\$	Apr 21-Feb 22 Cumulative HK\$
Income	收入		
Management Fee	管理費收入	3,795,643.00	41,752,073.00
Interest Received	利息收入	22.03	331.74
Licence Fee Income	牌照費收入	385,333.00	4,238,663.00
Residents Activities Income	屋苑活動收入	16,000.00	65,000.00
Miscellaneous Income	什項收入	20,740.00	254,553.60
Recycling Income	環保回收收入	-	205.00
<b>Total Income</b>	<b>總收入</b>	<b>4,217,738.03</b>	<b>46,310,826.34</b>
Expenditure	支出		
Security Expenses	保安服務費用	1,260,200.20	13,573,385.92
Salaries & Allowances	員工薪津	532,300.00	4,924,410.99
Administration Fee	行政費用	28,000.00	296,000.00
Manager's Remuneration	經理人酬金	51,888.00	552,768.00
Insurance	保險費	48,500.01	542,979.78
Rent & Rates	地稅及差餉	-	116,456.00
Cleaning Charges	大廈清潔費	942,708.00	9,669,660.00
Cleaning Materials	清潔用品	154,770.58	1,004,194.98
Gardening	園藝保養費	115,000.00	1,500,400.00
Fire Service System Maintenance	消防系統設備保養	-	1,836,600.00
Lift Maintenance & Repairs	升降機 / 電梯保養及維修	574,648.00	6,009,952.00
Pump Plumbing & Drainage	水泵保養及污水處理	111,160.00	2,118,824.00
Security & Door Phone System	防盜系統保養	11,800.00	220,132.00
General Repairs & Maintenance	一般維修保養	56,706.00	3,766,127.60
Public Electricity	公共電費	647,167.00	7,277,443.00
Public Water	公共水費	-	53,549.02
Telephone	電話費	1,562.75	17,140.75
Minor Furniture Equipment	工具及一般設備	-	25,237.00
Seasonal Decoration	節日裝飾費用	-	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	148,153.96
Printing & Stationery	印刷及文具費用	15,939.85	170,858.48
Bank Charges	銀行服務費用	6,039.60	61,926.89
Travelling Expenses	交通費	522.30	5,987.10
Sundries	什項支出	140.00	164,822.40
Delivery Expenses	運費	704.50	8,154.80
<b>Total Expenditure</b>	<b>總支出</b>	<b>4,561,590.12</b>	<b>54,139,883.07</b>
<b>Operating Surplus / ( Deficit )</b>	<b>本期盈餘 / ( 虧損 )</b>	<b>(343,852.09)</b>	<b>(7,829,056.73)</b>
<b>Balance b/f</b>	<b>累積盈餘 / ( 虧損 )</b>	<b>(7,485,204.64)</b>	
<b>Total</b>	<b>總累積盈餘 / ( 虧損 )</b>	<b>(7,829,056.73)</b>	<b>(7,829,056.73)</b>

