



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

Shan King Estate  
Balance Sheet as at 30 June 2022

山景邨  
資產負債表截至2022年6月30日

\*此報告未經核數師最終審計\*

**FIXED ASSETS**

Furniture and Equipment  
Accumulated Depreciation

**固定資產**

傢俬及裝修  
折舊分攤

HK\$

HK\$

226,561.00  
(226,561.00)

**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  
Top (Operating Fund) - Chong Hing Bank Current  
Petty Cash-Management Office  
Bank of Communications Trustee

**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  
創興往來戶口 - 營運基金 (置佳)  
管業處零用金  
交通信託基金(大維修基金)

6,002,035.30  
1,211,893.01  
6,099.27  
299,433.42  
5,798.98  
6,955.70  
83.90  
7,316,447.05  
30,000.00  
138,851,138.43  
153,729,885.06

**CURRENT ASSETS**

Prepayment  
Utility Deposit  
Account receivable - Management fee  
Other Receivables  
Temporary Received  
Provision for Property Tax

**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  
暫繳物業稅

299,972.28  
1,725,080.00  
542,329.80  
462,052.00  
331,507.00  
526,560.00  
3,887,501.08

**流動資產總值**

157,617,386.14

**CURRENT LIABILITIES**

Accounts Payable  
Other Payables  
Other Deposit  
Management Fee In Advance  
Other Payable - Top Property

**流動負債**

應付帳款  
應付其他賬款  
其他按金  
管理費預交  
應付其他賬款 - 置佳

14,408,171.75  
7,869.00  
250,466.00  
664,420.00  
30,000.00  
15,360,926.75

**NON-CURRENT LIABILITIES**

Deferred Income  
Management Fee Deposits

**非流動負債**

遞延收入  
管理費按金

18,333,339.00  
10,184,213.00  
28,517,552.00

43,878,478.75

**TOTAL NET ASSETS**

**淨資產總值**

113,738,907.39

**FUND AND RESERVES**

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

**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)

139,000,205.83  
134,826.77  
630,386.00  
(23,727,687.99)  
(2,298,823.22)

**TOTAL FUNDS**

**資金及儲備總值**

113,738,907.39





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 2022  
山景邨 - 住宅本月份管理費收支表

		Jun-22 Month HK\$	Apr 22-Jun 22 Cumulative 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	18.19	61.96
Licence Fee Income	牌照費收入	385,333.00	1,155,999.00
Residents Activities Income	屋苑活動收入	-	24,000.00
Miscellaneous Income	什項收入	24,952.00	70,616.00
<b>Total Income</b>	<b>總收入</b>	<b>4,205,946.19</b>	<b>12,637,605.96</b>
Expenditure	支出		
Security Expenses	保安服務費用	1,283,071.06	3,862,274.85
Salaries & Allowances	員工薪津	545,853.34	1,668,621.08
Administration Fee	行政費用	28,000.00	84,000.00
Manager's Remuneration	經理人酬金	51,888.00	155,664.00
Insurance	保險費	48,500.01	145,500.03
Rent & Rates	地稅及差餉	-	30,205.00
Cleaning Charges	大廈清潔費	905,924.00	2,778,600.00
Cleaning Materials	清潔用品	77,210.00	263,968.00
Gardening	園藝保養費	132,300.00	362,300.00
Lift Maintenance & Repairs	升降機 / 電梯保養及維修	585,098.00	1,873,154.00
Pump Plumbing & Drainage	水泵保養及污水處理	177,393.00	451,583.00
Security & Door Phone System	防盜系統保養	16,558.00	48,484.00
General Repairs & Maintenance	一般維修保養	203,023.20	613,921.90
Public Electricity	公共電費	733,961.00	2,122,504.00
Telephone	電話費	1,561.00	4,684.00
Postage	郵費	240.30	805.80
Resident's Activities Expenses	屋苑活動支出	-	11,030.00
Taxation	稅項	74,880.00	74,880.00
Professional Fees	專業人士費用	34,833.33	275,499.99
Printing & Stationery	印刷及文具費用	12,292.52	60,781.13
Bank Charges	銀行服務費用	6,595.20	19,653.20
Travelling Expenses	交通費	759.70	1,950.80
Sundries	什項支出	19,624.60	24,072.40
Delivery Expenses	運費	756.50	2,292.00
<b>Total Expenditure</b>	<b>總支出</b>	<b>4,940,322.76</b>	<b>14,936,429.18</b>
<b>Operating Surplus / ( Deficit )</b>	<b>本期盈餘 / ( 虧損 )</b>	<b>(734,376.57)</b>	<b>(2,298,823.22)</b>
<b>Balance b/f</b>	<b>累積盈餘 / ( 虧損 )</b>	<b>(1,564,446.65)</b>	
<b>Total</b>	<b>總累積盈餘 / ( 虧損 )</b>	<b>(2,298,823.22)</b>	<b>(2,298,823.22)</b>

