



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

Shan King Estate
Balance Sheet as at 30 September 2022

山景邨
資產負債表截至2022年9月30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	5,634,696.86	
I.O. - HSBC Current	匯豐往來戶口	(110,268.80)	
I.O. - HSBC Saving (Sinking maintenance fund)	匯豐儲蓄戶口 (儲備維修基金)	6,099.36	
I.O. - HSBC Saving	匯豐儲蓄戶口 (康樂基金)	308,377.53	
I.O. - HSBC Saving	匯豐儲蓄戶口 (環保基金)	5,799.06	
I.O. - Bank of Communications Current	交通銀行往來戶口	6,955.70	
I.O. - Bank of Communications Saving	交通銀行儲蓄戶口	83.90	
Top (Operating Fund) - Chong Hing Bank Current	創興往來戶口 - 營運基金 (置佳)	3,378,337.69	
Petty Cash-Management Office	營業處零用金	30,000.00	
Bank of Communications Trustee	交通信託基金(維修基金)	138,851,138.43	
		<u>148,111,219.73</u>	
CURRENT ASSETS	流動資產		
Prepayment	預付費用	172,833.36	
Utility Deposit	公共水電按金	3,035,480.00	
Account receivable - Management fee	應收帳款	540,736.80	
Other Receivables	應收其他賬款	577,350.44	
Temporary Received	暫收賬	344,091.00	
Provision for Property Tax	暫繳物業稅	526,560.00	
		<u>5,197,051.60</u>	
	流動資產總值		153,308,271.33
CURRENT LIABILITIES	流動負債		
Accounts Payable	應付帳款	12,982,356.54	
Other Payables	應付其他賬款	177,302.00	
Other Deposit	其他按金	262,466.00	
Management Fee In Advance	管理費預交	708,466.00	
Other Payable - Top Property	應付其他賬款 - 置佳	30,000.00	
		<u>14,160,590.54</u>	
NON-CURRENT LIABILITIES	非流動負債		
Deferred Income	遞延收入	17,333,340.00	
Management Fee Deposits	管理費按金	10,185,911.00	
		<u>27,519,251.00</u>	
			41,679,841.54
TOTAL NET ASSETS	淨資產總值		111,628,429.79
FUND AND RESERVES	資金及儲備		
Maintenance Fund	維修基金	139,216,102.27	
Sinking maintenance Fund	儲備維修基金	134,826.86	
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)	(23,727,687.99)	
Period Ended Surplus/(Deficit)	本季度盈餘/(赤字)	(4,625,197.35)	
			<u>111,628,429.79</u>
TOTAL FUNDS	資金及儲備總值		111,628,429.79





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 SEPTEMBER 2022

山景邨 - 住宅本月份管理費收支表

		Sep-22 Month HK\$	Apr 22-Sep 22 Cumulative HK\$
Income	收入		
Management Fee	管理費收入	3,795,643.00	22,773,858.00
Interest Received	利息收入	59.25	138.59
Licence Fee Income	牌照費收入	385,333.00	2,311,998.00
Residents Activities Income	屋苑活動收入	9,000.00	33,000.00
Miscellaneous Income	什項收入	25,692.00	141,921.00
Total Income	總收入	4,215,727.25	25,260,915.59
Expenditure	支出		
Security Expenses	保安服務費用	1,298,320.44	7,679,985.75
Salaries & Allowances	員工薪津	545,200.01	3,323,463.05
Administration Fee	行政費用	28,000.00	168,000.00
Manager's Remuneration	經理人酬金	51,888.00	311,328.00
Insurance	保險費	48,500.01	291,000.06
Rent & Rates	地稅及差餉	-	60,408.00
Cleaning Charges	大廈清潔費	943,188.00	5,613,774.00
Cleaning Materials	清潔用品	49,838.00	478,826.70
Gardening	園藝保養費	115,000.00	707,300.00
Fire Service System Maintenance	消防系統設備保養	13,500.00	27,000.00
Lift Maintenance & Repairs	升降機 / 電梯保養及維修	574,648.00	3,604,898.00
Pump Plumbing & Drainage	水泵保養及污水處理	88,010.00	855,495.00
Security & Door Phone System	防盜系統保養	7,000.00	77,876.00
General Repairs & Maintenance	一般維修保養	310,608.00	1,263,148.90
Public Electricity	公共電費	758,076.00	4,334,975.00
Public Water	公共水費	-	12,934.00
Telephone	電話費	1,561.00	12,568.00
Postage	郵費	189.50	1,245.30
Resident's Activities Expenses	屋苑活動支出	-	31,930.00
Taxation	稅項	-	554,880.00
Professional Fees	專業人士費用	1,972.23	291,138.88
Printing & Stationery	印刷及文具費用	14,241.27	96,927.90
Bank Charges	銀行服務費用	6,490.00	38,240.00
Travelling Expenses	交通費	314.40	2,842.00
Sundries	什項支出	2,925.00	41,410.40
Delivery Expenses	運費	691.50	4,518.00
Total Expenditure	總支出	4,860,161.36	29,886,112.94
Operating Surplus / (Deficit)	本期盈餘 / (虧損)	(644,434.11)	(4,625,197.35)
Balance b/f	累積盈餘 / (虧損)	(3,980,763.24)	
Total	總累積盈餘 / (虧損)	(4,625,197.35)	(4,625,197.35)

