



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

Shan King Estate  
Balance Sheet as at 31 October 2022

山景邨  
資產負債表截至2022年10月31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

HKS

HKS

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. - 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 (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 (維修基金)

5,678,796.00  
9,500.00  
6,099.67  
5,799.36  
6,955.70  
83.90  
2,231,823.29  
30,000.00  
138,851,138.43  
146,820,196.35

**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

122,333.35  
3,035,480.00  
553,561.80  
482,663.89  
531,449.00  
526,560.00  
5,252,048.04

**流動資產總值**

152,072,244.39

**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

13,491,044.81  
658,559.00  
261,466.00  
663,012.00  
30,000.00  
15,104,081.81

**NON-CURRENT LIABILITIES**

Deferred Income  
Management Fee Deposits

**非流動負債**

遞延收入  
管理費按金

17,000,007.00  
10,195,775.00  
27,195,782.00

42,299,863.81

**TOTAL NET ASSETS**

**淨資產總值**

109,772,380.58

**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)

139,298,621.72  
134,827.17  
630,386.00  
(23,727,687.99)  
(6,563,766.32)

**TOTAL FUNDS**

**資金及儲備總值**

109,772,380.58





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 OCTOBER 2022  
山景邨 - 住宅本月份管理費收支表

		Oct-22 Month HK\$	Apr 22-Oct 22 Cumulative HK\$
Income	收入		
Management Fee	管理費收入	3,795,643.00	26,569,501.00
Interest Received	利息收入	298.71	437.30
Licence Fee Income	牌照費收入	385,333.00	2,697,331.00
Residents Activities Income	屋苑活動收入	5,000.00	38,000.00
Miscellaneous Income	什項收入	22,632.00	164,553.00
<b>Total Income</b>	<b>總收入</b>	<b>4,208,906.71</b>	<b>29,469,822.30</b>
Expenditure	支出		
Security Expenses	保安服務費用	1,414,638.74	9,094,624.49
Salaries & Allowances	員工薪津	606,328.41	3,929,791.46
Administration Fee	行政費用	30,000.00	198,000.00
Manager's Remuneration	經理人酬金	54,888.00	366,216.00
Insurance	保險費	58,500.01	349,500.07
Rent & Rates	地稅及差餉	31,499.00	91,907.00
Cleaning Charges	大廈清潔費	1,015,768.00	6,629,542.00
Cleaning Materials	清潔用品	49,718.00	528,544.70
Gardening	園藝保養費	115,000.00	822,300.00
Fire Service System Maintenance	消防系統設備保養	230,180.00	257,180.00
Lift Maintenance & Repairs	升降機 / 電梯保養及維修	574,648.00	4,179,546.00
Pump Plumbing & Drainage	水泵保養及污水處理	351,920.00	1,207,415.00
Security & Door Phone System	防盜系統保養	7,250.00	85,126.00
General Repairs & Maintenance	一般維修保養	835,038.00	2,098,186.90
Public Electricity	公共電費	739,722.00	5,074,697.00
Public Water	公共水費	-	12,934.00
Telephone	電話費	1,562.00	14,130.00
Postage	郵費	358.80	1,604.10
Resident's Activities Expenses	屋苑活動支出	-	31,930.00
Incorporated Owners Expenses	業主會支出費用	2,080.00	2,080.00
Taxation	稅項	-	554,880.00
Professional Fees	專業人士費用	2,000.00	293,138.88
Printing & Stationery	印刷及文具費用	17,390.42	114,318.32
Bank Charges	銀行服務費用	6,291.20	44,531.20
Travelling Expenses	交通費	899.10	3,741.10
Sundries	什項支出	1,085.00	42,495.40
Delivery Expenses	運費	711.00	5,229.00
<b>Total Expenditure</b>	<b>總支出</b>	<b>6,147,475.68</b>	<b>36,033,588.62</b>
<b>Operating Surplus / ( Deficit )</b>	<b>本期盈餘 / ( 虧損 )</b>	<b>(1,938,568.97)</b>	<b>(6,563,766.32)</b>
<b>Balance b/f</b>	<b>累積盈餘 / ( 虧損 )</b>	<b>(4,625,197.35)</b>	
<b>Total</b>	<b>總累積盈餘 / ( 虧損 )</b>	<b>(6,563,766.32)</b>	<b>(6,563,766.32)</b>

