



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

Shan King Estate  
Balance Sheet as at 31 December 2022

山景邨  
資產負債表截至2022年12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)

4,507,238.71  
4,344.00  
6,101.70  
5,801.29  
6,955.70  
83.90  
3,008,906.98  
30,000.00  
139,343,597.77  
146,913,030.05

**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

21,367.33  
3,035,480.00  
571,412.80  
1,294,663.71  
319,827.00  
526,560.00  
5,769,310.84

**流動資產總值**

152,682,340.89

**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

16,314,677.88  
653,000.00  
248,466.00  
567,209.00  
30,000.00  
17,813,352.88

**NON-CURRENT LIABILITIES**

Deferred Income  
Management Fee Deposits

**非流動負債**

遞延收入  
管理費按金

16,333,341.00  
10,198,463.00  
26,531,804.00

44,345,156.88

**TOTAL NET ASSETS**

**淨資產總值**

108,337,184.01

**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)

140,265,411.88  
134,829.20  
630,386.00  
(23,727,687.99)  
(8,965,755.08)

**TOTAL FUNDS**

**資金及儲備總值**

108,337,184.01





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 DECEMBER 2022  
山景邨 - 住宅本月份管理費收支表

		Dec-22 Month HK\$	Apr 22-Dec 22 Cumulative HK\$
Income	收入		
Management Fee	管理費收入	3,795,643.00	34,160,787.00
Interest Received	利息收入	962.12	2,099.40
Licence Fee Income	牌照費收入	385,333.00	3,462,597.00
Residents Activities Income	屋苑活動收入	-	38,000.00
Miscellaneous Income	什項收入	22,448.00	208,629.00
<b>Total Income</b>	<b>總收入</b>	<b>4,204,386.12</b>	<b>37,872,112.40</b>
Expenditure	支出		
Security Expenses	保安服務費用	1,403,909.96	11,913,818.53
Salaries & Allowances	員工薪津	615,580.00	5,147,618.13
Administration Fee	行政費用	30,000.00	258,000.00
Manager's Remuneration	經理人酬金	54,888.00	475,992.00
Insurance	保險費	48,500.01	446,500.09
Rent & Rates	地稅及差餉	-	91,907.00
Cleaning Charges	大廈清潔費	1,001,178.00	8,598,888.00
Cleaning Materials	清潔用品	51,998.00	697,980.70
Gardening	園藝保養費	123,000.00	1,200,900.00
Fire Service System Maintenance	消防系統設備保養	47,600.00	359,780.00
Lift Maintenance & Repairs	升降機 / 電梯保養及維修	586,020.00	5,363,136.00
Pump Plumbing & Drainage	水泵保養及污水處理	84,860.00	1,480,125.00
Security & Door Phone System	防盜系統保養	11,328.00	109,839.00
General Repairs & Maintenance	一般維修保養	183,809.00	2,846,214.90
Public Electricity	公共電費	758,067.00	6,601,475.00
Public Water	公共水費	2,064.40	18,536.80
Telephone	電話費	1,562.00	17,253.00
Postage	郵費	110.00	1,824.10
Seasonal Decoration	節日裝飾費用	7,024.00	7,024.00
Resident's Activities Expenses	屋苑活動支出	-	31,930.00
Incorporated Owners Expenses	業主會支出費用	-	64,997.00
Taxation	稅項	-	554,880.00
Professional Fees	專業人士費用	2,000.00	297,138.88
Printing & Stationery	印刷及文具費用	10,234.87	137,827.45
Bank Charges	銀行服務費用	6,034.40	57,054.00
Travelling Expenses	交通費	13.40	3,998.10
Sundries	什項支出	166.00	45,990.80
Delivery Expenses	運費	972.50	7,239.00
<b>Total Expenditure</b>	<b>總支出</b>	<b>5,030,919.54</b>	<b>46,837,867.48</b>
<b>Operating Surplus / ( Deficit )</b>	<b>本期盈餘 / ( 虧損 )</b>	<b>(826,533.42)</b>	<b>(8,965,755.08)</b>
<b>Balance b/f</b>	<b>累積盈餘 / ( 虧損 )</b>	<b>(8,139,221.66)</b>	
<b>Total</b>	<b>總累積盈餘 / ( 虧損 )</b>	<b>(8,965,755.08)</b>	<b>(8,965,755.08)</b>

