



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

Shan King Estate
Balance Sheet as at 31 January 2023

山景邨
資產負債表截至2023年1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)

6,509,077.83
(2,124,653.24)
6,103.32
5,802.83
6,955.70
83.90
4,420,820.73
30,000.00
139,314,618.78
148,168,809.85

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

880,578.16
3,035,480.00
594,625.80
1,645,210.12
394,833.00
526,560.00
7,077,287.08

流動資產總值

155,246,096.93

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

17,499,652.41
666,198.00
242,466.00
957,316.00
30,000.00
19,395,632.41

NON-CURRENT LIABILITIES

Deferred Income
Management Fee Deposits

非流動負債

遞延收入
管理費按金

18,000,008.00
10,195,358.00
28,195,366.00

47,590,998.41

TOTAL NET ASSETS

淨資產總值

107,655,098.52

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)

140,801,346.30
134,830.82
630,386.00
(23,727,687.99)
(10,183,776.61)

TOTAL FUNDS

資金及儲備總值

107,655,098.52





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 JANUARY 2023
山景邨 - 住宅本月份管理費收支表

		Jan-23 Month HK\$	Apr 22-Jan 23 Cumulative HK\$
Income	收入		
Management Fee	管理費收入	3,795,643.00	37,956,430.00
Interest Received	利息收入	1,410.97	3,510.37
Licence Fee Income	牌照費收入	385,333.00	3,847,930.00
Residents Activities Income	屋苑活動收入	-	38,000.00
Miscellaneous Income	什項收入	22,109.00	230,738.00
Total Income	總收入	4,204,495.97	42,076,608.37
Expenditure	支出		
Security Expenses	保安服務費用	1,401,980.39	13,315,798.92
Salaries & Allowances	員工薪津	615,580.00	5,763,198.13
Administration Fee	行政費用	30,000.00	288,000.00
Manager's Remuneration	經理人酬金	54,888.00	530,880.00
Insurance	保險費	61,005.93	507,506.02
Rent & Rates	地稅及差餉	31,589.36	123,496.36
Cleaning Charges	大廈清潔費	934,668.00	9,533,556.00
Cleaning Materials	清潔用品	150,488.00	848,468.70
Gardening	園藝保養費	123,000.00	1,323,900.00
Fire Service System Maintenance	消防系統設備保養	28,500.00	388,280.00
Lift Maintenance & Repairs	升降機 / 電梯保養及維修	593,020.00	5,956,156.00
Pump Plumbing & Drainage	水泵保養及污水處理	265,790.00	1,745,915.00
Security & Door Phone System	防盜系統保養	7,250.00	117,089.00
General Repairs & Maintenance	一般維修保養	280,358.80	3,126,573.70
Public Electricity	公共電費	797,878.00	7,399,353.00
Public Water	公共水費	-	18,536.80
Telephone	電話費	1,561.00	18,814.00
Postage	郵費	257.70	2,081.80
Seasonal Decoration	節日裝飾費用	6,548.80	13,572.80
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	299,138.88
Printing & Stationery	印刷及文具費用	24,678.42	162,505.87
Bank Charges	銀行服務費用	5,896.00	62,950.00
Travelling Expenses	交通費	718.60	4,716.70
Sundries	什項支出	4,175.50	50,166.30
Delivery Expenses	運費	685.00	7,924.00
Total Expenditure	總支出	5,422,517.50	52,260,384.98
Operating Surplus / (Deficit)	本期盈餘 / (虧損)	(1,218,021.53)	(10,183,776.61)
Balance b/f	累積盈餘 / (虧損)	(8,965,755.08)	
Total	總累積盈餘 / (虧損)	(10,183,776.61)	(10,183,776.61)

