



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

Shan King Estate
Balance Sheet as at 31 Dec 2023

山景邨
資產負債表截至2023年12月31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	3,325,934.93	
I.O. - HSBC Current	匯豐往來戶口	(1,899,468.35)	
I.O. - HSBC Saving (Sinking maintenance fund)	匯豐儲蓄戶口 (儲備維修基金)	6,124.94	
I.O. - HSBC Saving	匯豐儲蓄戶口 (環保基金)	5,823.39	
I.O. - Bank of Communications Current	交通銀行往來戶口	6,755.70	
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)	2,369,004.71	
Petty Cash-Management Office	管理處零用金	30,000.00	
Bank of Communications Trustee	交通信託基金(維修基金)	144,887,150.90	
		<u>148,731,410.12</u>	
CURRENT ASSETS	流動資產		
Prepayment	預付費用	29,249.06	
Utility Deposit	公共水電按金	1,726,980.00	
Account receivable - Management fee	應收帳款	607,172.80	
Other Receivables	應收其他賬款	1,642,781.74	
Temporary Received	暫收賬	571,866.30	
Provision for Property Tax	暫繳物業稅	526,560.00	
		<u>5,104,609.90</u>	
	流動資產總值		153,836,020.02
CURRENT LIABILITIES	流動負債		
Accounts Payable	應付帳款	26,660,434.04	
Other Payables	應付其他賬款	29,816.00	
Other Deposit	其他按金	228,466.00	
Management Fee In Advance	管理費預交	566,673.00	
Other Payable - Top Property	應付其他賬款 - 置佳	30,000.00	
		<u>27,515,389.04</u>	
NON-CURRENT LIABILITIES	非流動負債		
Deferred Income	遞延收入	16,333,345.00	
Management Fee Deposits	管理費按金	10,238,843.00	
		<u>26,572,188.00</u>	
			<u>54,087,577.04</u>
TOTAL NET ASSETS	淨資產總值		<u>99,748,442.98</u>
FUND AND RESERVES	資金及儲備		
Maintenance Fund	維修基金		145,793,400.04
Sinking maintenance Fund	儲備維修基金		134,852.44
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)		(35,188,140.49)
Period Ended Surplus/(Deficit)	本季度盈餘/(赤字)		(11,622,055.01)
			<u>145,793,400.04</u>
TOTAL FUNDS	資金及儲備總值		<u>99,748,442.98</u>





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 2023

山景邨 - 住宅本月份管理費收支表

		Dec-23 Month HK\$	Apr 23-Dec 23 Cumulative HK\$
Income	收入		
Management Fee	管理費收入	4,176,472.00	35,684,103.00
Interest Received	利息收入	1,131.16	13,391.45
Licence Fee Income	牌照費收入	385,333.00	3,467,997.00
Miscellaneous Income	什項收入	45,834.60	454,097.75
Environmental Income	環保收入	464.00	2,923.00
Renewable Energy Income	再生能源收入	252,992.00	1,385,469.18
Total Income	總收入	4,862,226.76	41,007,981.38
Expenditure	支出		
Advertising Expense	廣告費	-	3,750.00
Security Expenses	保安服務費用	1,485,169.47	12,754,320.68
Salaries & Allowances	員工薪津	662,110.00	5,629,990.24
Administration Fee	行政費用	32,000.00	276,000.00
Manager's Remuneration	經理人酬金	58,888.00	505,992.00
Insurance	保險費	61,005.93	549,053.37
Rent & Rates	地稅及差餉	-	106,566.00
Cleaning Charges	大廈清潔費	950,688.00	8,556,772.00
Cleaning Materials	清潔用品	119,322.90	602,865.40
Gardening	園藝保養費	198,100.00	1,340,520.00
Fire Service System Maintenance	消防系統設備保養	-	1,375,100.00
Lift Maintenance & Repairs	升降機 / 電梯保養及維修	626,600.00	5,523,990.00
Pump Plumbing & Drainage	水泵保養及污水處理	282,950.00	1,289,600.00
Security & Door Phone System	防盜系統保養	18,750.00	113,827.20
General Repairs & Maintenance	一般維修保養	333,251.40	5,197,233.20
Public Electricity	公共電費	893,918.45	7,870,027.25
Public Water	公共水費	10,234.00	34,477.50
Telephone	電話費	1,441.00	13,781.00
Postage	郵費	-	1,533.80
Seasonal Decoration	節日裝飾費用	12,495.56	13,640.56
Incorporated Owners Expenses	業主會支出費用	-	63,046.00
Taxation	稅項	-	554,880.00
Audit Fee	核數費	-	7,500.00
Professional Fees	專業人士費用	2,241.67	26,880.27
Printing & Stationery	印刷及文具費用	7,473.90	92,572.86
Bank Charges	銀行服務費用	7,025.86	67,767.06
Travelling Expenses	交通費	298.00	3,680.10
Sundries	什項支出	4,305.00	47,989.40
Delivery Expenses	運費	691.50	6,680.50
Total Expenditure	總支出	5,768,960.64	52,630,036.39
Operating Surplus / (Deficit)	本期盈餘 / (虧損)	(906,733.88)	(11,622,055.01)
Balance b/f	累積盈餘 / (虧損)	(10,715,321.13)	
Total	總累積盈餘 / (虧損)	(11,622,055.01)	(11,622,055.01)

