



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

Shan King Estate
Balance Sheet as at 31 July 2024

山景邨
資產負債表截至2024年7月31日

此報告未經核數師最終審計

| | | HKS | HKS |
|--|--------------------|-----------------------|-----------------------|
| FIXED ASSETS | 固定資產 | | |
| 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 | 1,856,800.17 | |
| I.O. - HSBC Current | 匯豐往來戶口 | 9,800.15 | |
| I.O. - Bank of Communications Current | 交通銀行往來戶口 | 1.00 | |
| Top (Operating Fund) - Chong Hing Bank Current | 創興往來戶口 - 營運基金 (置佳) | 1,039,076.28 | |
| Petty Cash-Management Office | 管業處零用金 | 30,000.00 | |
| Bank of Communications Trustee | 交通信託基金(維修基金) | 147,913,909.73 | |
| | | <u>150,849,587.33</u> | |
| | | | |
| CURRENT ASSETS | 流動資產 | | |
| Prepayment | 預付費用 | 367,563.72 | |
| Utility Deposit | 公共水電按金 | 1,730,780.00 | |
| Account receivable - Management fee | 應收帳款 | 661,820.80 | |
| Other Receivables | 應收其他賬款 | 3,089,616.27 | |
| Temporary Received | 暫收賬 | 444,079.54 | |
| Provision for Property Tax | 暫繳物業稅 | 526,560.00 | |
| | | <u>6,820,420.33</u> | |
| | 流動資產總值 | | 157,670,007.66 |
| | | | |
| CURRENT LIABILITIES | 流動負債 | | |
| Accounts Payable | 應付帳款 | 33,382,344.48 | |
| Other Payables | 應付其他賬款 | 12,017.00 | |
| Other Deposit | 其他按金 | 278,466.00 | |
| Management Fee In Advance | 管理費預交 | 1,177,994.00 | |
| Other Payable - Top Property | 應付其他賬款 - 置佳 | 30,000.00 | |
| | | <u>34,880,821.48</u> | |
| | | | |
| NON-CURRENT LIABILITIES | 非流動負債 | | |
| Deferred Income | 遞延收入 | 14,000,014.00 | |
| Management Fee Deposits | 管理費按金 | 10,259,234.00 | |
| | | <u>24,259,248.00</u> | |
| | | | 59,140,069.48 |
| TOTAL NET ASSETS | 淨資產總值 | | <u>98,529,938.18</u> |
| | | | |
| FUND AND RESERVES | 資金及儲備 | | |
| Maintenance Fund | 維修基金 | | 149,124,195.40 |
| Sinking maintenance Fund | 儲備維修基金 | | 134,864.71 |
| 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) | | (49,137,173.38) |
| Period Ended Surplus/(Deficit) | 本季度盈餘/(赤字) | | <u>(2,222,334.55)</u> |
| | | | |
| TOTAL FUNDS | 資金及儲備總值 | | <u>98,529,938.18</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 JULY 2024
山景邨 - 住宅本月份管理費收支表

| | | Jul-24 Month HK\$ | Apr 24-Jul 24 Cumulative HK\$ |
|--|-----------------------|-------------------------|-------------------------------------|
| Income | 收入 | | |
| Management Fee | 管理費收入 | 4,176,384.00 | 16,704,920.00 |
| Interest Received | 利息收入 | 691.40 | 2,822.50 |
| Licence Fee Income | 牌照費收入 | 387,833.00 | 1,551,332.00 |
| Miscellaneous Income | 什項收入 | 85,630.80 | 372,808.25 |
| Enviromental Income | 環保收入 | 308.00 | 1,482.00 |
| Renewable Energy Income | 再生能源收入 | 311,752.00 | 950,724.00 |
| Total Income | 總收入 | 4,962,599.20 | 19,584,088.75 |
| Expenditure | 支出 | | |
| Security Expenses | 屋邨保安人員費用 | 1,467,632.26 | 5,920,536.01 |
| Salaries & Allowances | 屋邨管理人員費用 | 644,116.50 | 2,553,446.51 |
| Administration Fee | 行政費用 | 32,000.00 | 128,000.00 |
| Manager's Remuneration | 經理人酬金 | 58,888.00 | 235,552.00 |
| Insurance | 保險費 | 71,780.47 | 287,121.88 |
| Rent & Rates | 地租及差餉 | 41,871.00 | 71,794.00 |
| Cleaning Charges | 大廈清潔費 | 969,868.00 | 3,853,392.00 |
| Cleaning Materials | 清潔用品 | 55,834.50 | 254,045.50 |
| Gardening | 園藝保養費 | 137,300.00 | 539,250.00 |
| Fire Service System Maintenance | 消防系統設備保養 | 31,800.00 | 47,125.00 |
| Lift Maintenance & Repairs | 升降機 / 電梯保養及維修 | 626,600.00 | 2,759,030.00 |
| Pump Plumbing & Drainage | 水泵保養及污水處理 | 363,700.00 | 931,500.00 |
| Security & Door Phone System | 防盜系統保養 | 21,550.00 | 58,325.00 |
| General Repairs & Maintenance | 一般維修保養 | 122,856.00 | 548,640.20 |
| Public Electricity | 公共電費 | 907,521.11 | 3,497,915.95 |
| Public Water | 公共水費 | 12,287.30 | 23,822.30 |
| Telephone | 電話費 | 1,442.00 | 5,854.00 |
| Postage | 郵費 | 220.00 | 665.40 |
| Professional Fees | 專業人士費用 | 2,241.67 | 24,066.68 |
| Printing & Stationery | 印刷及文儀費用 | 7,803.02 | 32,625.52 |
| Bank Charges | 銀行服務費用 | 1,775.80 | 6,543.05 |
| Travelling Expenses | 交通費 | 543.60 | 1,840.80 |
| Sundries | 什項支出 | 269.00 | 12,549.00 |
| Delivery Expenses | 運費 | 903.50 | 3,062.50 |
| Advertising Expense | 廣告費 | 9,720.00 | 9,720.00 |
| Total Expenditure | 總支出 | 5,590,523.73 | 21,806,423.30 |
| Operating Surplus / (Deficit) | 本期盈餘 / (虧損) | (627 924.53) | (2,222,334.55) |
| Balance b/f | 累積盈餘 / (虧損) | (1,594,410.02) | |
| Total | 總累積盈餘 / (虧損) | (2,222,334.55) | (2,222,334.55) |

