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

Shan King Estate
Balance Sheet as at 30 Jun 2026

山景邨
資產負債表截至2026年6月30日

此報告未經核數師最終審計

		HK$	HK$
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 Savings	匯豐儲蓄戶口	464,637.65	
I.O. - HSBC Current	匯豐往來戶口	9,400.00	
I.O. - Bank of Communications Current	交通銀行往來戶口	1.00	
I.O. - Bank of Communications Savings	交通銀行儲蓄戶口	1.00	
Top (Operating Fund) - Chong Hing Bank Current	創興往來戶口 - 營運基金 (置佳)	4,957,881.20	
Petty Cash-Management Office	管業處零用金	60,000.00	
Bank of Communications Trustee	交通信託基金(維修基金)	155,607,060.16	
		161,098,981.01	
CURRENT ASSETS	**流動資產**		
Prepayment	預付費用	329,585.64	
Utility Deposit	公共水電按金	1,652,780.00	
Account receivable - Management fee	應收帳款	886,667.80	
Account receivable - Management fee (Shopping Centre)	應收帳款 (山景商場)	5,411,901.00	
Other Receivables	應收其他賬款	453,741.51	
Temporary Received	暫收賬	270,964.04	
		9,005,639.99	
	流動資產總值		170,104,621.00
CURRENT LIABILITIES	**流動負債**		
Accounts Payable	應付帳款	55,027,790.19	
Other Payables	應付其他賬款	33,365.00	
Other Deposit	其他按金	317,466.00	
Management Fee In Advance	管理費預交	1,230,248.00	
Other Payable - Top Property	應付其他賬款 - 置佳	30,000.00	
		56,638,869.19	
NON-CURRENT LIABILITIES	**非流動負債**		
Deferred Income	遞延收入	10,333,355.00	
Management Fee Deposits	管理費按金	10,440,281.00	
		20,773,636.00	
			77,412,505.19
TOTAL NET ASSETS	**淨資產總值**		92,692,115.81
FUND AND RESERVES	**資金及儲備**		
Maintenance Fund	維修基金		156,025,621.07
Acc. Surplus/(Deficit) B/F	承上年度結存/(赤字)		(62,558,777.34)
Period Ended Surplus/(Deficit)	本年度盈餘/(赤字)		(774,727.92)
TOTAL FUNDS	**資金及儲備總值**		92,692,115.81

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SHAN KING ESTATE
INCOME AND EXPENDITURE ACCOUNT FOR THE PERIOD FROM 1ST APRIL, 2026 TO 30TH JUNE, 2026
山景邨 - 住宅本月份累積管理費收支表

		For the period from 1st April, 2026 to 30th June, 2026			
		RCA HK$	ECA1 HK$	ECA2 HK$	Total HK$
Income	收入				
Management Fee	管理費收入	12,800,739.78	-	1,260,092.22	14,060,832.00
Interest Received	利息收入	1.04	5.06	0.39	6.49
Licence Fee Income	牌照費收入	-	995,373.39	168,125.61	1,163,499.00
Miscellaneous Income	什項收入	111,908.00	280,457.40	47,371.24	439,736.64
Enviromental Income	環保收入	-	3,863.44	652.56	4,516.00
Renewable Energy Income	再生能源收入	-	590,363.46	99,716.54	690,080.00
Contribution from RCA to ECA1	RCA轉撥ECA1	-	9,781,310.95	-	9,781,310.95
Total Income	**總收入**	**12,912,648.82**	**11,651,373.70**	**1,575,958.56**	**26,139,981.08**
Expenditure	支出				
Security Expenses	屋邨保安人員費用	-	3,761,625.74	635,365.19	4,396,990.93
Salaries & Allowances	屋邨管理人員費用	-	1,668,738.57	281,861.76	1,950,600.33
Administration Fee	行政費用	-	89,827.50	15,172.50	105,000.00
Manager's Remuneration	經理人酬金	-	153,990.00	26,010.00	180,000.00
Insurance	保險費	-	135,879.99	22,951.08	158,831.07
Rent & Rates	地租及差餉	-	28,406.00	4,798.00	33,204.00
Cleaning Charges	大廈清潔費	-	2,752,656.80	464,943.20	3,217,600.00
Cleaning Materials	清潔用品	197,590.48	13,626.44	2,304.18	213,521.10
Gardening	園藝保養費	-	432,883.00	73,117.00	506,000.00
Fire Service System Maintenance	消防系統設備保養	-	68,440.00	11,560.00	80,000.00
Lift Maintenance & Repairs	升降機 / 電梯保養及維修	1,989,468.00	-	-	1,989,468.00
Pump Plumbing & Drainage	水泵保養及污水處理	682,310.00	190,092.10	32,107.90	904,510.00
Security & Door Phone System	防盜系統保養	16,600.00	22,839.36	3,857.74	43,297.10
General Repairs & Maintenance	一般維修保養	618,220.00	449,317.65	75,892.95	1,143,430.60
Public Electricity	公共電費	-	1,813,613.18	306,332.15	2,119,945.33
Public Water	公共水費	-	5,074.22	857.08	5,931.30
Telephone	電話費	1,190.80	3,269.04	552.16	5,012.00
Postage	郵費	490.00	-	-	490.00
Minor Furniture Equipment	辦公室設備	-	12,051.44	2,035.56	14,087.00
Incorporated Owners Expenses	業主會支出費用	-	3,203.00	541.00	3,744.00
Professional Fees	專業人士費用	-	10,169.75	1,717.73	11,887.48
Printing & Stationery	印刷及文儀費用	-	20,499.33	3,462.48	23,961.81
Bank Charges	銀行服務費用	8,153.00	-	-	8,153.00
Travelling Expenses	交通費	-	2,731.77	461.43	3,193.20
Sundries	什項支出	-	8,705.16	1,470.34	10,175.50
Delivery Expenses	運費	-	3,733.66	630.64	4,364.30
Contribution from RCA to ECA1	RCA轉撥ECA1	9,781,310.95	-	-	9,781,310.95
Total Expenditure	**總支出**	**13,295,333.23**	**11,651,373.70**	**1,968,002.07**	**26,914,709.00**
Operating Surplus / (Deficit)	**累積盈餘 / (虧損)**	**(382,684.41)**	**-**	**(392,043.51)**	**(774,727.92)**

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INCOME AND EXPENDITURE ACCOUNT FOR THE MONTH OF JUNE 2026
山景邨 - 住宅本月份管理費收支表

		For the month of Jun 2026			
		RCA HK$	ECA1 HK$	ECA2 HK$	Total HK$
Income	收入				
Management Fee	管理費收入	4,266,913.26	-	420,030.74	4,686,944.00
Interest Received	利息收入	0.45	2.19	0.17	2.81
Licence Fee Income	牌照費收入	-	331,791.13	56,041.87	387,833.00
Miscellaneous Income	什項收入	109,265.00	19,935.61	3,367.27	132,567.88
Enviromental Income	環保收入	-	1,095.04	184.96	1,280.00
Renewable Energy Income	再生能源收入	-	205,268.68	34,671.32	239,940.00
Contribution from RCA to ECA1	RCA轉撥ECA1	-	3,484,180.79	-	3,484,180.79
Total Income	**總收入**	**4,376,178.71**	**4,042,273.44**	**514,296.33**	**8,932,748.48**
Expenditure	支出				
Security Expenses	屋邨保安人員費用	-	1,330,200.54	224,680.28	1,554,880.82
Salaries & Allowances	屋邨管理人員費用	-	552,771.91	93,367.09	646,139.00
Administration Fee	行政費用	-	29,942.50	5,057.50	35,000.00
Manager's Remuneration	經理人酬金	-	51,330.00	8,670.00	60,000.00
Insurance	保險費	-	45,293.33	7,650.36	52,943.69
Cleaning Charges	大廈清潔費	-	940,605.14	158,874.86	1,099,480.00
Cleaning Materials	清潔用品	56,913.00	2,299.30	388.80	59,601.10
Gardening	園藝保養費	-	222,943.30	37,656.70	260,600.00
Lift Maintenance & Repairs	升降機 / 電梯保養及維修	663,156.00	-	-	663,156.00
Pump Plumbing & Drainage	水泵保養及污水處理	231,520.00	11,891.45	2,008.55	245,420.00
Security & Door Phone System	防盜系統保養	-	5,988.50	1,011.50	7,000.00
General Repairs & Maintenance	一般維修保養	196,390.00	206,656.29	34,905.71	437,952.00
Public Electricity	公共電費	-	617,355.57	104,275.72	721,631.29
Telephone	電話費	337.60	1,089.40	184.00	1,611.00
Postage	郵費	240.00	-	-	240.00
Incorporated Owners Expenses	業主會支出費用	-	3,203.00	541.00	3,744.00
Professional Fees	專業人士費用	-	5,671.25	957.91	6,629.16
Printing & Stationery	印刷及文儀費用	-	7,832.41	1,322.95	9,155.36
Bank Charges	銀行服務費用	2,940.50	-	-	2,940.50
Travelling Expenses	交通費	-	1,332.69	225.11	1,557.80
Sundries	什項支出	-	5,172.19	873.61	6,045.80
Delivery Expenses	運費	-	694.67	117.33	812.00
Contribution from RCA to ECA1	RCA轉撥ECA1	3,484,180.79	-	-	3,484,180.79
Total Expenditure	**總支出**	**4,635,677.89**	**4,042,273.44**	**682,768.98**	**9,360,720.31**
Operating Surplus / (Deficit)	**本期盈餘 / (虧損)**	**(259,499.18)**	**-**	**(168,472.65)**	**(427,971.83)**
Balance b/f	**累積盈餘 / (虧損)**	**(123,185.23)**	**-**	**(223,570.86)**	**(346,756.09)**
Balance c/f	**總累積盈餘 / (虧損)**	**(382,684.41)**	**-**	**(392,043.51)**	**(774,727.92)**

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