Shan King Estate
Balance Sheet as at 31 Jul 2026

山景邨
資產負債表截至2026年7月31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	978,672.21	
I.O. - HSBC Current	匯豐往來戶口	8,800.04	
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)	818,434.89	
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	
		157,472,969.30	
CURRENT ASSETS	**流動資產**		
Prepayment	預付費用	274,012.79	
Utility Deposit	公共水電按金	1,652,780.00	
Account receivable - Management fee	應收帳款	922,910.80	
Account receivable - Management fee (Shopping Centre)	應收帳款 (山景商場)	5,652,717.00	
Other Receivables	應收其他賬款	731,229.28	
Temporary Received	暫收賬	55,840.06	
		9,289,489.93	
	流動資產總值		166,762,459.23
CURRENT LIABILITIES	**流動負債**		
Accounts Payable	應付帳款	52,416,714.07	
Other Payables	應付其他賬款	36,151.00	
Other Deposit	其他按金	278,466.00	
Management Fee In Advance	管理費預交	1,121,718.00	
Other Payable - Top Property	應付其他賬款 - 置佳	30,000.00	
		53,883,049.07	
NON-CURRENT LIABILITIES	**非流動負債**		
Deferred Income	遞延收入	10,000,022.00	
Management Fee Deposits	管理費按金	10,442,378.00	
		20,442,400.00	
			74,325,449.07
TOTAL NET ASSETS	**淨資產總值**		92,437,010.16
FUND AND RESERVES	**資金及儲備**		
Maintenance Fund	維修基金		156,303,108.84
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)		(1,307,321.34)
TOTAL FUNDS	**資金及儲備總值**		92,437,010.16

SHAN KING ESTATE
INCOME AND EXPENDITURE ACCOUNT FOR THE PERIOD FROM 1ST APRIL, 2026 TO 31ST JULY, 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 31st July, 2026			
		RCA HK$	ECA1 HK$	ECA2 HK$	Total HK$
Income	收入				
Management Fee	管理費收入	17,067,653.04	-	1,680,122.96	18,747,776.00
Interest Received	利息收入	1.31	6.38	0.49	8.18
Licence Fee Income	牌照費收入	-	1,327,164.52	224,167.48	1,551,332.00
Miscellaneous Income	什項收入	115,397.00	326,297.47	55,113.95	496,808.42
Enviromental Income	環保收入	-	4,345.94	734.06	5,080.00
Renewable Energy Income	再生能源收入	-	795,060.65	134,291.35	929,352.00
Contribution from RCA to ECA1	RCA轉撥ECA1	-	13,579,146.96	-	13,579,146.96
Total Income	**總收入**	**17,183,051.35**	**16,032,021.92**	**2,094,430.29**	**35,309,503.56**
Expenditure	支出				
Security Expenses	屋邨保安人員費用	-	5,082,153.69	858,411.70	5,940,565.39
Salaries & Allowances	屋邨管理人員費用	-	2,239,310.40	378,235.38	2,617,545.78
Administration Fee	行政費用	-	119,770.00	20,230.00	140,000.00
Manager's Remuneration	經理人酬金	-	205,320.00	34,680.00	240,000.00
Insurance	保險費	-	181,173.32	30,601.44	211,774.76
Rent & Rates	地租及差餉	-	56,809.42	9,595.58	66,405.00
Cleaning Charges	大廈清潔費	-	3,674,637.36	620,672.24	4,295,309.60
Cleaning Materials	清潔用品	244,230.48	14,396.39	2,434.23	261,061.10
Gardening	園藝保養費	-	546,493.40	92,306.60	638,800.00
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	2,654,024.00	-	-	2,654,024.00
Pump Plumbing & Drainage	水泵保養及污水處理	743,890.00	203,015.89	34,290.81	981,196.70
Security & Door Phone System	防盜系統保養	18,800.00	31,134.43	5,258.87	55,193.30
General Repairs & Maintenance	一般維修保養	623,020.00	575,280.20	97,168.90	1,295,469.10
Public Electricity	公共電費	-	2,432,079.39	410,795.50	2,842,874.89
Public Water	公共水費	-	10,159.15	1,715.95	11,875.10
Telephone	電話費	1,617.40	4,358.43	736.17	6,712.00
Postage	郵費	610.00	-	-	610.00
Minor Furniture Equipment	辦公室設備	-	12,444.99	2,102.01	14,547.00
Seasonal Decoration	節日裝飾費用	-	13,260.25	2,239.75	15,500.00
Incorporated Owners Expenses	業主會支出費用	-	7,757.65	1,310.35	9,068.00
Taxation	稅項	-	477,779.64	80,700.36	558,480.00
Professional Fees	專業人士費用	-	26,107.00	4,409.64	30,516.64
Printing & Stationery	印刷及文儀費用	-	30,423.52	5,138.76	35,562.28
Bank Charges	銀行服務費用	11,539.50	-	-	11,539.50
Travelling Expenses	交通費	-	3,232.75	546.05	3,778.80
Sundries	什項支出	-	12,089.69	2,042.01	14,131.70
Delivery Expenses	運費	-	4,394.96	742.34	5,137.30
Contribution from RCA to ECA1	RCA轉撥ECA1	13,579,146.96	-	-	13,579,146.96
Total Expenditure	**總支出**	**17,876,878.34**	**16,032,021.92**	**2,707,924.64**	**36,616,824.90**
Operating Surplus / (Deficit)	**累積盈餘 / (虧損)**	**(693,826.99)**	**-**	**(613,494.35)**	**(1,307,321.34)**

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

		For the month of Jul 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	0.27	1.32	0.10	1.69
Licence Fee Income	牌照費收入	-	331,791.13	56,041.87	387,833.00
Miscellaneous Income	什項收入	3,489.00	45,840.07	7,742.71	57,071.78
Enviromental Income	環保收入	-	482.50	81.50	564.00
Renewable Energy Income	再生能源收入	-	204,697.19	34,574.81	239,272.00
Contribution from RCA to ECA1	RCA轉撥ECA1	-	3,797,836.01	-	3,797,836.01
Total Income	**總收入**	**4,270,402.53**	**4,380,648.22**	**518,471.73**	**9,169,522.48**
Expenditure	支出				
Security Expenses	屋邨保安人員費用	-	1,320,527.95	223,046.51	1,543,574.46
Salaries & Allowances	屋邨管理人員費用	-	570,571.83	96,373.62	666,945.45
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
Rent & Rates	地租及差餉	-	28,403.42	4,797.58	33,201.00
Cleaning Charges	大廈清潔費	-	921,980.56	155,729.04	1,077,709.60
Cleaning Materials	清潔用品	46,640.00	769.95	130.05	47,540.00
Gardening	園藝保養費	-	113,610.40	19,189.60	132,800.00
Lift Maintenance & Repairs	升降機 / 電梯保養及維修	664,556.00	-	-	664,556.00
Pump Plumbing & Drainage	水泵保養及污水處理	61,580.00	12,923.79	2,182.91	76,686.70
Security & Door Phone System	防盜系統保養	2,200.00	8,295.07	1,401.13	11,896.20
General Repairs & Maintenance	一般維修保養	4,800.00	125,962.55	21,275.95	152,038.50
Public Electricity	公共電費	-	618,466.21	104,463.35	722,929.56
Public Water	公共水費	-	5,084.93	858.87	5,943.80
Telephone	電話費	426.60	1,089.39	184.01	1,700.00
Postage	郵費	120.00	-	-	120.00
Minor Furniture Equipment	辦公室設備	-	393.55	66.45	460.00
Seasonal Decoration	節日裝飾費用	-	13,260.25	2,239.75	15,500.00
Incorporated Owners Expenses	業主會支出費用	-	4,554.65	769.35	5,324.00
Taxation	稅項	-	477,779.64	80,700.36	558,480.00
Professional Fees	專業人士費用	-	15,937.25	2,691.91	18,629.16
Printing & Stationery	印刷及文儀費用	-	9,924.19	1,676.28	11,600.47
Bank Charges	銀行服務費用	3,386.50	-	-	3,386.50
Travelling Expenses	交通費	-	500.98	84.62	585.60
Sundries	什項支出	-	3,384.53	571.67	3,956.20
Delivery Expenses	運費	-	661.30	111.70	773.00
Contribution from RCA to ECA1	RCA轉撥ECA1	3,797,836.01	-	-	3,797,836.01
Total Expenditure	**總支出**	**4,581,545.11**	**4,380,648.22**	**739,922.57**	**9,702,115.90**
Operating Surplus / (Deficit)	**本期盈餘 / (虧損)**	**(311,142.58)**	**-**	**(221,450.84)**	**(532,593.42)**
Balance b/f	**累積盈餘 / (虧損)**	**(382,684.41)**	**-**	**(392,043.51)**	**(774,727.92)**
Balance c/f	**總累積盈餘 / (虧損)**	**(693,826.99)**	**-**	**(613,494.35)**	**(1,307,321.34)**