

BUILDING NAME : SUN TUEN MUN CTR DOMESTIC
INCOME STATEMENT FOR THE MONTH NOV-2017
(Expressed in Hong Kong Dollars)

BUILDING CODE : 0831D1

| | | CURRENT MONTH | YEAR TO DATE |
|---|------------------------|---------------------|----------------------|
| INCOME | 收入 | | |
| INTEREST | 利息 | 22,506.34 | 72,770.53 |
| LICENCE FEE INCOME | 許可証 | 85,505.80 | 927,563.80 |
| MANAGEMENT FEE INCOME | 管理費 | 2,185,640.00 | 24,042,040.00 |
| RECREATION | 康樂設施 | 4,507.00 | 46,321.00 |
| SUNDRIES | 什項 | 50,394.00 | 393,846.00 |
| SWIMMING POOL | 游泳池 | - | 31,855.00 |
| | | <u>2,348,553.14</u> | <u>25,514,396.33</u> |
| EXPENDITURES | 費用 | | |
| ADVERTISING CHG | 廣告費 | - | 9,900.00 |
| CLEANING | 清潔 | 279,139.00 | 3,041,024.60 |
| ELECTRICITY | 電費 | 296,398.32 | 3,334,581.60 |
| FESTIVAL EXPENSES | 節日費用 | - | 15,900.00 |
| GARDENING | 園藝 | 35,000.00 | 386,156.00 |
| GENERAL RECREATIONAL FACILITIES | 一般康樂設施 | 6,237.00 | 87,887.00 |
| HARDWARE & TOOLS | 五金用品及工具 | - | 144,052.50 |
| INSURANCE | 保險 | - | 318,764.24 |
| MANAGEMENT COMPANY'S REMUNERATION | 管理公司酬金 | 68,623.00 | 754,853.00 |
| MANAGEMENT OFFICE EXPENSES | 管理處費用 | 1,200.00 | 53,101.10 |
| PROFESSIONAL FEE AND BANK CHARGES | 專業服務及銀行費用 | 23,919.10 | 190,168.90 |
| PUBLIC FACILITIES | 公共設施 | 64,000.00 | 641,298.90 |
| R & M - AIR CONDITIONING SYSTEM | 維修保養-冷氣系統 | - | 263,300.00 |
| R & M - BLDG STRUCTURE & EQUIP | 維修保養-大廈結構及設備 | 163,250.00 | 1,325,062.00 |
| R & M - ELECT FACILITIES | 維修保養-電器設施 | 10,429.50 | 70,614.50 |
| R & M - FIRE SERVICE & EQUIP | 維修保養-消防設施 | 30,750.00 | 113,701.00 |
| R & M - LIFT | 維修保養-電梯 | 117,000.00 | 1,270,123.00 |
| R & M - PUMPING & DRAINAGE | 維修保養-水泵及渠務 | 155,933.00 | 1,953,085.00 |
| R & M - SECURITY SYSTEM/CABD/SMATV | 維修保養-保安/天線/電視系統 | 50,227.00 | 253,366.42 |
| SALARIES AND ALLOWANCES | 薪金與津貼 | 759,375.11 | 7,964,319.54 |
| SHARE OF COMMON POOL EXPENSES | 同期共同費用分攤 | 224,994.25 | 2,607,157.94 |
| STAFF WELFARE | 員工福利 | 2,790.00 | 46,246.00 |
| STATIONERY & PRINTING | 文具及印刷 | - | 14,319.00 |
| SWIMMING POOL EXPENSES | 游泳池費用 | - | 141,963.00 |
| TELEPHONE CHARGES | 電話費 | 309.00 | 3,520.00 |
| UNIFORM | 制服 | 2,995.30 | 49,667.40 |
| WATER | 水費 | 22,522.90 | 56,104.60 |
| | | <u>2,315,092.48</u> | <u>25,110,237.24</u> |
| SURPLUS/(DEFICIT) BEFORE FUND TRANSFER | 備用基金撥備前之盈餘/(赤字) | <u>33,460.66</u> | <u>404,159.09</u> |
| MOVEMENT OF FUND | 備用基金變動 | | |
| SINKING FUND MAJOR IMPROVET/EMERGENCY | 大型改善工程/緊急備用基金 | (35,000.00) | (385,000.00) |
| SURPLUS/(DEFICIT) FOR THE PERIOD | 本期盈餘/(赤字) | <u>(1,539.34)</u> | <u>19,159.09</u> |
| ADD: | 加: | | |
| ACCUMULATED SURPLUS/(DEFICIT) B/F | 上期累計盈餘/(赤字) | 1,806,991.57 | 1,786,293.14 |
| PRIOR YEAR ADJUSTMENT SURPLUS/(DEFICIT) | 上年度調整盈餘/(赤字) | - | - |
| MOVEMENT OF ACCUMULATED SURPLUS/(DEFICIT) | 累計盈餘/(赤字) 變動 | - | - |
| ACCUMULATED SURPLUS/(DEFICIT) C/F | 累計盈餘/(赤字) | <u>1,805,452.23</u> | <u>1,805,452.23</u> |

BUILDING NAME : SUN TUEN MUN CTR POOL
INCOME STATEMENT FOR THE MONTH NOV-2017
 (Expressed in Hong Kong Dollars)

BUILDING CODE : 0831P1

| | | CURRENT MONTH | YEAR TO DATE |
|---|------------------------|---------------|----------------|
| INCOME | 收入 | | |
| EXPENDITURES | 費用 | | |
| CLEANING | 清潔 | 47,603.80 | 563,381.60 |
| GARDENING | 園藝 | 3,600.00 | 39,600.00 |
| HARDWARE & TOOLS | 五金用品及工具 | 2,232.00 | 12,200.80 |
| INSURANCE | 保險 | - | 53,343.92 |
| MANAGEMENT OFFICE EXPENSES | 管理處費用 | 18,111.00 | 217,553.04 |
| OFFICE EQUIP & DECORATION | 寫字樓設備及裝修 | - | 51,186.43 |
| PROFESSIONAL FEE AND BANK CHARGES | 專業服務及銀行費用 | - | 6,000.00 |
| R & M - AIR CONDITIONING SYSTEM | 維修保養-冷氣系統 | - | 520.00 |
| R & M - BLDG STRUCTURE & EQUIP | 維修保養-大廈結構及設備 | 18,960.00 | 37,630.00 |
| R & M - ELECT FACILITIES | 維修保養-電器設施 | - | 104,930.00 |
| R & M - FIRE SERVICE & EQUIP | 維修保養-消防設施 | - | 6,290.00 |
| R & M - LIFT | 維修保養-電梯 | 31,200.00 | 331,200.00 |
| R & M - PUMPING & DRAINAGE | 維修保養-水泵及渠務 | 843.00 | 73,988.00 |
| R & M - SECURITY SYSTEM/CABD/SMATV | 維修保養-保安/天線/電視系統 | 2,587.00 | 43,909.00 |
| SALARIES AND ALLOWANCES | 薪金與津貼 | 170,156.93 | 1,835,341.13 |
| SHARE OF COMMON POOL EXPENSES | 同期共同費用分攤 | (299,992.33) | (3,476,210.58) |
| STAFF WELFARE | 員工福利 | 435.00 | 7,156.00 |
| STATIONERY & PRINTING | 文具及印刷 | 3,183.00 | 78,694.16 |
| TELEPHONE CHARGES | 電話費 | 798.00 | 9,583.00 |
| UNIFORM | 制服 | 170.10 | 3,322.80 |
| WATER | 水費 | 112.50 | 380.70 |
| | | - | - |
| SURPLUS/(DEFICIT) BEFORE FUND TRANSFER | 備用基金撥備前之盈餘/(赤字) | - | - |
| SURPLUS/(DEFICIT) FOR THE PERIOD | 本期盈餘/(赤字) | - | - |
| ADD: | 加: | | |
| ACCUMULATED SURPLUS/(DEFICIT) B/F | 上期累計盈餘/(赤字) | - | - |
| PRIOR YEAR ADJUSTMENT SURPLUS/(DEFICIT) | 上年度調整盈餘/(赤字) | - | - |
| MOVEMENT OF ACCUMULATED SURPLUS/(DEFICIT) | 累計盈餘/(赤字) 變動 | - | - |
| ACCUMULATED SURPLUS/(DEFICIT) C/F | 累計盈餘/(赤字) | - | - |

管理公司: 欣勝管理服務有限公司
Management Company: KAI SHING MANAGEMENT SERVICES LIMITED

BUILDING NAME : SUN TUEN MUN CTR RENOVATION PROJECT FUND
INCOME STATEMENT FOR THE MONTH NOV-2017
(Expressed in Hong Kong Dollars)

BUILDING CODE : 0831F1

| | | CURRENT MONTH | YEAR TO DATE |
|---|------------------|---------------------|---------------------|
| INCOME | 收入 | | |
| SUNDRIES | 什項 | - | 2.27 |
| | | - | 2.27 |
| EXPENDITURES | 費用 | | |
| | | - | - |
| SURPLUS/(DEFICIT) BEFORE FUND TRANSFER | 備用基金撥備前之盈餘/(赤字) | - | 2.27 |
| SURPLUS/(DEFICIT) FOR THE PERIOD | 本期盈餘/(赤字) | - | 2.27 |
| ADD: | 加: | | |
| ACCUMULATED SURPLUS/(DEFICIT) B/F | 上期累計盈餘/(赤字) | 6,719,466.36 | 6,719,464.09 |
| PRIOR YEAR ADJUSTMENT SURPLUS/(DEFICIT) | 上年度調整盈餘/(赤字) | - | - |
| MOVEMENT OF ACCUMULATED SURPLUS/(DEFICIT) | 累計盈餘/(赤字) 變動 | - | - |
| ACCUMULATED SURPLUS/(DEFICIT) C/F | 累計盈餘/(赤字) | 6,719,466.36 | 6,719,466.36 |

SUN TUEN MUN CTR DOMESTIC
Statement of financial position as at 30 NOV 2017 財務狀況表

MANAGED BY KAI SHING MANAGEMENT SERVICES LIMITED 啟勝管理服務有限公司

| | NOV-2017 | NOV-2016 |
|--|----------------------|----------------------|
| Non-current assets 非流動資產 | HKD | HKD |
| Water, Electricity, Gas deposit 水、電、煤氣按金 | 63,300.00 | 63,300.00 |
| | <u>63,300.00</u> | <u>63,300.00</u> |
| Current assets 流動資產 | | |
| Current account with manager 經理人往來賬 | 30,819.65 | - |
| Current account with management company 管理人往來 | 9,232,421.53 | 9,230,998.83 |
| Management fee receivable 應收管理費 | 569,160.00 | 555,629.77 |
| Other receivable/prepayment 其他應收款/預付款 | (8,078.09) | 16,890.40 |
| Other deposits 其他按金 | 800.00 | 800.00 |
| Bank balance and cash 銀行存款及現金 | 3,305,478.40 | 4,401,176.66 |
| | <u>13,130,601.49</u> | <u>14,205,495.66</u> |
| Current liabilities 流動負債 | | |
| Current account with manager 經理人往來賬 | - | 504,687.36 |
| Current account with intra property 物業內部往來賬 | 250,572.55 | - |
| Other refundable deposits 其他按金 | 283,767.40 | 277,767.40 |
| Accounts payable 應付賬款 | 4,976,677.97 | 5,794,253.00 |
| Temporary receipt 暫收賬款 | 183,269.80 | 165,706.80 |
| Advance management fee received 預收管理費 | 265,761.10 | 249,406.50 |
| | <u>5,960,048.82</u> | <u>6,991,821.06</u> |
| Net current assets/(Liabilities) 流動資產淨值/(流動負債淨值) | <u>7,170,552.67</u> | <u>7,213,674.60</u> |
| Total assets less current liabilities 總資產減去流動負債 | 7,233,852.67 | 7,276,974.60 |
| Non-current liabilities 非流動負債 | | |
| Management fee deposits 管理費按金 | 3,352,800.00 | 3,352,800.00 |
| Owners' public utility deposit 業主公用事業按金 | 700,000.00 | 700,000.00 |
| | <u>4,052,800.00</u> | <u>4,052,800.00</u> |
| Net assets/(Liabilities) 資產淨值/(負債淨值) | <u>3,181,052.67</u> | <u>3,224,174.60</u> |
| Representing 即: | | |
| Owners' fund 業主基金 | | |
| Equipment fund 設備基金 | 1,117,600.00 | 1,117,600.00 |
| Sinking fund 儲備基金 | 258,000.44 | 463,000.44 |
| | <u>1,375,600.44</u> | <u>1,580,600.44</u> |
| Accumulated Surplus/(Deficit) b/f 年初累積盈餘/(赤字) | 1,786,293.14 | 2,005,474.99 |
| Surplus/(Deficit) for the year 本年盈餘/(赤字) | 19,159.09 | (361,900.83) |
| Accumulated Surplus/(Deficit) c/f 期末累積盈餘/(赤字) | <u>1,805,452.23</u> | <u>1,643,574.16</u> |
| | <u>3,181,052.67</u> | <u>3,224,174.60</u> |

SUN TUEN MUN CTR POOL

Statement of financial position as at 30 NOV 2017 財務狀況表

MANAGED BY KAI SHING MANAGEMENT SERVICES LIMITED 啟勝管理服務有限公司

| | NOV-2017 | NOV-2016 |
|--|-------------------|-------------------|
| Non-current assets 非流動資產 | HKD | HKD |
| Water, Electricity, Gas deposit 水、電、煤氣按金 | 250.00 | 250.00 |
| | <u>250.00</u> | <u>250.00</u> |
| Current assets 流動資產 | | |
| Current account with manager 經理人往來賬 | | 891,266.30 |
| Current account with intra property 物業內部往來賬 | 601,021.02 | |
| Other receivable/prepayment 其他應收款/預付款 | 1,704.53 | 7,408.53 |
| | <u>602,725.55</u> | <u>898,674.83</u> |
| Current liabilities 流動負債 | | |
| Current account with manager 經理人往來賬 | 233,115.72 | |
| Accounts payable 應付賬款 | 364,621.30 | 893,686.30 |
| Other payables 其他應付賬款 | 5,238.53 | 5,238.53 |
| | <u>602,975.55</u> | <u>898,924.83</u> |
| Net current assets/(Liabilities) 流動資產淨值/(流動負債淨值) | <u>(250.00)</u> | <u>(250.00)</u> |
| Net assets/(Liabilities) 資產淨值/(負債淨值) | <u>-</u> | <u>-</u> |

SUN TUEN MUN CTR RENOVATION PROJECT FUND
Statement of financial position as at 30 NOV 2017 財務狀況表

MANAGED BY KAI SHING MANAGEMENT SERVICES LIMITED 啟勝管理服務有限公司

NOV-2017

NOV-2016

Current assets 流動資產

| | | |
|---------------------------------|---------------------|---------------------|
| Management fee receivable 應收管理費 | 404,380.43 | 1,585,442.99 |
| Bank balance and cash 銀行存款及現金 | 6,315,182.26 | 5,134,117.14 |
| | <u>6,719,562.69</u> | <u>6,719,560.13</u> |

Current liabilities 流動負債

| | | |
|---------------------------------------|--------------|--------------|
| Advance management fee received 預收管理費 | 96.33 | 96.33 |
| | <u>96.33</u> | <u>96.33</u> |

Net current assets/(Liabilities) 流動資產淨值/(流動負債淨值)

| | | |
|--|---------------------|---------------------|
| | <u>6,719,466.36</u> | <u>6,719,463.80</u> |
|--|---------------------|---------------------|

Net assets/(Liabilities) 資產淨值/(負債淨值)

| | | |
|--|---------------------|---------------------|
| | <u>6,719,466.36</u> | <u>6,719,463.80</u> |
|--|---------------------|---------------------|

Representing 即:

Owners' fund 業主基金

| | | |
|---|---------------------|---------------------|
| Accumulated Surplus/(Deficit) b/f 年初累積盈餘/(赤字) | 6,719,464.09 | 6,777,118.92 |
| Surplus/(Deficit) for the year 本年盈餘/(赤字) | 2.27 | (57,655.12) |
| Accumulated Surplus/(Deficit) c/f 期末累積盈餘/(赤字) | <u>6,719,466.36</u> | <u>6,719,463.80</u> |
| | <u>6,719,466.36</u> | <u>6,719,463.80</u> |