

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

BUILDING CODE : 0831D1

		CURRENT MONTH	YEAR TO DATE
<b>INCOME</b>	<b>收入</b>		
INTEREST	利息	20,236.61	93,007.14
LICENCE FEE INCOME	許可証	102,505.80	1,030,069.60
MANAGEMENT FEE INCOME	管理費	2,185,640.00	26,227,680.00
RECREATION	康樂設施	5,237.00	51,558.00
SUNDRIES	什項	14,620.00	408,466.00
SWIMMING POOL	游泳池	-	31,855.00
		<u>2,328,239.41</u>	<u>27,842,635.74</u>
<b>EXPENDITURES</b>	<b>費用</b>		
ADVERTISING CHG	廣告費	-	9,900.00
AUDIT FEE	核數費	17,100.00	17,100.00
CLEANING	清潔	329,014.60	3,370,039.20
ELECTRICITY	電費	283,844.43	3,618,426.03
FESTIVAL EXPENSES	節日費用	9,170.00	25,070.00
GARDENING	園藝	35,053.80	421,209.80
GENERAL RECREATIONAL FACILITIES	一般康樂設施	6,212.00	94,099.00
HARDWARE & TOOLS	五金用品及工具	-	144,052.50
INSURANCE	保險	6,330.59	325,094.83
MANAGEMENT COMPANY'S REMUNERATION	管理公司酬金	70,371.19	825,224.19
MANAGEMENT OFFICE EXPENSES	管理處費用	1,355.60	54,456.70
PROFESSIONAL FEE AND BANK CHARGES	專業服務及銀行費用	12,632.40	202,801.30
PUBLIC FACILITIES	公共設施	64,000.00	705,298.90
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	147,000.00	1,472,062.00
R & M - ELECT FACILITIES	維修保養-電器設施	20,111.00	90,725.50
R & M - FIRE SERVICE & EQUIP	維修保養-消防設施	2,250.00	115,951.00
R & M - LIFT	維修保養-電梯	117,000.00	1,387,123.00
R & M - PUMPING & DRAINAGE	維修保養-水泵及渠務	34,541.00	1,987,626.00
R & M - SECURITY SYSTEM/CABD/SMARTV	維修保養-保安/天線/電視系統	14,527.00	267,893.42
SALARIES AND ALLOWANCES	薪金與津貼	1,031,711.19	8,996,030.73
SHARE OF COMMON POOL EXPENSES	同期共同費用分攤	381,644.84	2,988,802.78
STAFF WELFARE	員工福利	2,769.00	49,015.00
STATIONERY & PRINTING	文具及印刷	3,545.00	17,864.00
SWIMMING POOL EXPENSES	游泳池費用	-	141,963.00
TELEPHONE CHARGES	電話費	308.00	3,828.00
UNIFORM	制服	6,970.70	56,638.10
WATER	水費	-	56,104.60
		<u>2,597,462.34</u>	<u>27,707,699.58</u>
<b>SURPLUS/(DEFICIT) BEFORE FUND TRANSFER</b>	<b>備用基金撥備前之盈餘/(赤字)</b>	<u>(269,222.93)</u>	<u>134,936.16</u>
<b>MOVEMENT OF FUND</b>	<b>備用基金變動</b>		
SINKING FUND MAJOR IMPROVE'T/EMERGENCY	大型改善工程/緊急備用基金	(35,000.00)	(420,000.00)
<b>SURPLUS/(DEFICIT) FOR THE PERIOD</b>	<b>本期盈餘/(赤字)</b>	<u>(304,222.93)</u>	<u>(285,063.84)</u>
<b>ADD:</b>	<b>加:</b>		
ACCUMULATED SURPLUS/(DEFICIT) B/F	上期累計盈餘/(赤字)	1,805,452.23	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	-	-
<b>ACCUMULATED SURPLUS/(DEFICIT) C/F</b>	<b>累計盈餘/(赤字)</b>	<u>1,501,229.30</u>	<u>1,501,229.30</u>

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

BUILDING CODE : 0831P1

		CURRENT MONTH	YEAR TO DATE
<b>INCOME</b>	<b>收入</b>	-	-
<b>EXPENDITURES</b>	<b>費用</b>		
ADVERTISING CHG	廣告費	160.10	160.10
AUDIT FEE	核數費	3,500.00	3,500.00
CLEANING	清潔	47,633.80	611,015.40
GARDENING	園藝	3,600.00	43,200.00
HARDWARE & TOOLS	五金用品及工具	268.00	12,468.80
INSURANCE	保險	-	53,343.92
MANAGEMENT OFFICE EXPENSES	管理處費用	22,776.10	240,329.14
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	8,500.00	46,130.00
R & M - ELECT FACILITIES	維修保養-電器設施	28,000.00	132,930.00
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	362,400.00
R & M - PUMPING & DRAINAGE	維修保養-水泵及渠務	49,800.00	123,788.00
R & M - SECURITY SYSTEM/CABD/SMATV	維修保養-保安/天線/電視系統	3,448.00	47,357.00
SALARIES AND ALLOWANCES	薪金與津貼	304,381.39	2,139,722.52
SHARE OF COMMON POOL EXPENSES	同期共同費用分攤	(508,859.79)	(3,985,070.37)
STAFF WELFARE	員工福利	780.00	7,936.00
STATIONERY & PRINTING	文具及印刷	3,865.00	82,559.16
TELEPHONE CHARGES	電話費	798.00	10,381.00
UNIFORM	制服	149.40	3,472.20
WATER	水費	-	380.70
<b>SURPLUS/(DEFICIT) BEFORE FUND TRANSFER</b>	<b>備用基金撥備前之盈餘/(赤字)</b>	-	-
<b>SURPLUS/(DEFICIT) FOR THE PERIOD</b>	<b>本期盈餘/(赤字)</b>	-	-
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	-	-
<b>ACCUMULATED SURPLUS/(DEFICIT) C/F</b>	<b>累計盈餘/(赤字)</b>	-	-

管理公司: 啟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 DEC-2017**  
(Expressed in Hong Kong Dollars)

BUILDING CODE : 0831F1

		CURRENT MONTH	YEAR TO DATE
<b>INCOME</b>	<b>收入</b>		
SUNDRIES	什項	0.29	2.56
		0.29	2.56
<b>EXPENDITURES</b>	<b>費用</b>		
		-	-
SURPLUS/(DEFICIT) BEFORE FUND TRANSFER	備用基金撥備前之盈餘/(赤字)	0.29	2.56
<b>SURPLUS/(DEFICIT) FOR THE PERIOD</b>	<b>本期盈餘/(赤字)</b>	<b>0.29</b>	<b>2.56</b>
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)	6,719,466.65	6,719,466.65

SUN TUEN MUN CTR DOMESTIC  
Statement of financial position as at 31 DEC 2017 財務狀況表

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

	DEC-2017	DEC-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	124,793.54	-
Current account with management company 管理人往來	9,233,836.88	9,232,421.53
Management fee receivable 應收管理費	631,101.00	556,160.37
Other receivable/prepayment 其他應收款/預付款	34,852.38	14,852.62
Other deposits 其他按金	800.00	800.00
Bank balance and cash 銀行存款及現金	2,729,165.63	3,481,707.35
	<u>12,754,549.43</u>	<u>13,285,941.87</u>
Current liabilities 流動負債		
Current account with manager 經理人往來賬	-	224,256.15
Current account with intra property 物業內部往來賬	330,690.31	-
Other refundable deposits 其他按金	283,767.40	277,767.40
Accounts payable 應付賬款	4,784,032.08	5,007,455.84
Temporary receipt 暫收賬款	170,466.80	164,956.80
Advance management fee received 預收管理費	284,263.10	220,112.10
	<u>5,853,219.69</u>	<u>5,894,548.29</u>
Net current assets/(Liabilities) 流動資產淨值/(流動負債淨值)	<u>6,901,329.74</u>	<u>7,391,393.58</u>
Total assets less current liabilities 總資產減去流動負債	6,964,629.74	7,454,693.58
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>2,911,829.74</u>	<u>3,401,893.58</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	293,000.44	498,000.44
	<u>1,410,600.44</u>	<u>1,615,600.44</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)	(285,063.84)	(219,181.85)
Accumulated Surplus/(Deficit) c/f 期末累積盈餘/(赤字)	<u>1,501,229.30</u>	<u>1,786,293.14</u>
	<u>2,911,829.74</u>	<u>3,401,893.58</u>

## SUN TUEN MUN CTR POOL

Statement of financial position as at 31 DEC 2017 財務狀況表

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

DEC-2017

DEC-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
	250.00	250.00
Current assets 流動資產		
Current account with manager 經理人往來賬	*	480,387.70
Current account with intra property 物業內部往來賬	747,746.29	*
Other receivable/prepayment 其他應收款/預付款	1,704.53	8,044.53
	749,450.82	488,432.23
Current liabilities 流動負債		
Current account with manager 經理人往來賬	324,840.99	*
Accounts payable 應付賬款	419,621.30	483,443.70
Other payables 其他應付賬款	5,238.53	5,238.53
	749,700.82	488,682.23
Net current assets/(Liabilities) 流動資產淨值/(流動負債淨值)	(250.00)	(250.00)
Net assets/(Liabilities) 資產淨值/(負債淨值)	*	*

SUN TUEN MUN CTR RENOVATION PROJECT FUND  
Statement of financial position as at 31 DEC 2017 財務狀況表

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

DEC-2017

DEC-2016

Current assets 流動資產		
Management fee receivable 應收管理費	404,060.72	1,577,895.57
Bank balance and cash 銀行存款及現金	6,315,502.26	5,141,664.85
	<u>6,719,562.98</u>	<u>6,719,560.42</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>6,719,466.65</u>	<u>6,719,464.09</u>
Net assets/(Liabilities) 資產淨值/(負債淨值)	<u>6,719,466.65</u>	<u>6,719,464.09</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)	2.56	(57,654.83)
Accumulated Surplus/(Deficit) c/f 期末累積盈餘/(赤字)	<u>6,719,466.65</u>	<u>6,719,464.09</u>
	<u>6,719,466.65</u>	<u>6,719,464.09</u>