

**BUILDING NAME : SUN TUEN MUN CTR DOMESTIC**  
**INCOME STATEMENT FOR THE MONTH FEB-2019**  
(Expressed in Hong Kong Dollars)

BUILDING CODE : 0831D1

		CURRENT MONTH	YEAR TO DATE
<b>INCOME</b>	<b>收入</b>		
INTEREST INCOME	利息	39,084.35	40,167.50
LICENCE FEE INCOME	許可証	87,950.00	141,490.00
MANAGEMENT FEE INCOME	管理費	2,404,820.00	4,809,640.00
RECREATION INCOME	康樂設施	1,975.00	4,264.00
SUNDRIES INCOME	什項	50,159.00	68,075.00
		<u>2,583,988.35</u>	<u>5,063,636.50</u>
<b>EXPENDITURES</b>	<b>費用</b>		
CLEANING	清潔	297,400.00	598,219.50
ELECTRICITY	電費	305,904.88	605,944.46
GARDENING	園藝	35,000.00	74,060.00
GENERAL RECREATIONAL FACILITIES	一般康樂設施	4,931.00	9,753.00
HARDWARE & TOOLS	五金用品及工具	-	14,621.00
MANAGEMENT COMPANY'S REMUNERATION	管理公司酬金	75,206.00	150,412.00
MANAGEMENT OFFICE EXPENSES	管理處費用	270.00	1,366.80
PROFESSIONAL FEE AND BANK CHARGES	專業服務及銀行費用	12,148.00	52,191.50
PUBLIC FACILITIES	公共設施	64,000.00	128,000.00
R & M - AIR CONDITIONING SYSTEM	維修保養-冷氣系統	-	3,620.00
R & M - BLDG STRUCTURE & EQUIP	維修保養-大廈結構及設備	253,350.00	716,930.00
R & M - ELECT FACILITIES	維修保養-電器設施	16,650.00	28,655.00
R & M - FIRE SERVICE & EQUIP	維修保養-消防設施	2,250.00	33,500.00
R & M - LIFT	維修保養-電梯	122,850.00	245,700.00
R & M - PUMPING & DRAINAGE	維修保養-水泵及渠務	150,533.00	255,866.00
R & M - SECURITY SYSTEM/CABD/SMATV	維修保養-保安/天線/電視系統	14,977.00	72,372.00
SALARIES AND ALLOWANCES	薪金與津貼	746,018.01	1,519,133.61
SHARE OF COMMON POOL EXPENSES	同期共同費用分攤	426,183.31	654,100.12
STAFF WELFARE	員工福利	-	4,520.00
SWIMMING POOL EXPENSES	游泳池費用	-	7,386.90
TELEPHONE CHARGES	電話費	309.00	618.00
UNIFORM	制服	5,998.50	6,138.50
		<u>2,533,978.70</u>	<u>5,183,108.39</u>
SURPLUS/(DEFICIT) BEFORE FUND TRANSFER	備用基金撥備前之盈餘/(赤字)	<u>50,009.65</u>	<u>(119,471.89)</u>
MOVEMENT OF FUND	備用基金變動		
SINKING FUND MAJOR IMPROVE/T/EMERGENCY	大型改善工程/緊急備用基金	(35,000.00)	(70,000.00)
<b>SURPLUS/(DEFICIT) FOR THE PERIOD</b>	<b>本期盈餘/(赤字)</b>	<u>15,009.65</u>	<u>(189,471.89)</u>
ADD:	加:		
ACCUMULATED SURPLUS/(DEFICIT) B/F	上期累計盈餘/(赤字)	586,925.99	791,407.53
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>601,935.64</u>	<u>601,935.64</u>

**BUILDING NAME : SUN TUEN MUN CTR POOL**  
**INCOME STATEMENT FOR THE MONTH FEB-2019**  
 (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>		
CLEANING	清潔	55,800.00	113,100.00
GARDENING	園藝	3,600.00	7,200.00
HARDWARE & TOOLS	五金用品及工具	-	5,939.50
MANAGEMENT OFFICE EXPENSES	管理處費用	17,424.34	35,205.98
OFFICE EQUIP & DECORATION	寫字樓設備及裝修	-	7,178.20
R & M - BLDG STRUCTURE & EQUIP	維修保養-大廈結構及設備	-	238.00
R & M - ELECT FACILITIES	維修保養-電器設施	-	990.00
R & M - FIRE SERVICE & EQUIP	維修保養-消防設施	-	2,070.00
R & M - LIFT	維修保養-電梯	319,020.00	351,780.00
R & M - SECURITY SYSTEM/CABD/SMATV	維修保養-保安/天線/電視系統	3,337.00	5,672.00
SALARIES AND ALLOWANCES	薪金與津貼	164,124.97	332,489.71
SHARE OF COMMON POOL EXPENSES	同期共同費用分攤	(568,244.41)	(872,133.49)
STAFF WELFARE	員工福利	-	700.00
STATIONERY & PRINTING	文具及印刷	3,955.00	7,789.00
TELEPHONE CHARGES	電話費	798.00	1,596.00
UNIFORM	制服	185.10	185.10
SURPLUS/(DEFICIT) BEFORE FUND TRANSFER	備用基金撥備前之盈餘/(赤字)	-	-
<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 FEB-2019**  
(Expressed in Hong Kong Dollars)

BUILDING CODE : 0831F1

		CURRENT MONTH	YEAR TO DATE
<b>INCOME</b>	<b>收入</b>		
SUNDRIES INCOME	什項	0.34	0.34
		0.34	0.34
<b>EXPENDITURES</b>	<b>費用</b>		
SURPLUS/(DEFICIT) BEFORE FUND TRANSFER	備用基金撥備前之盈餘/(赤字)	0.34	0.34
<b>SURPLUS/(DEFICIT) FOR THE PERIOD</b>	<b>本期盈餘/(赤字)</b>	<b>0.34</b>	<b>0.34</b>
ADD:	加:		
ACCUMULATED SURPLUS/(DEFICIT) B/F	上期累計盈餘/(赤字)	6,719,468.20	6,719,468.20
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)	<b>6,719,468.54</b>	<b>6,719,468.54</b>

SUN TUEN MUN CTR DOMESTIC  
Statement of financial position as at 28 FEB 2019 財務狀況表

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

	FEB-2019	FEB-2018
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	73,610.26	185,794.57
Current account with intra property 物業內部往來賬	87,121.16	-
Current account with management company 管理人往來	9,236,442.98	9,233,836.88
Management fee receivable 應收管理費	736,880.00	630,120.00
Other receivable/prepayment 其他應收款/預付款	51,579.67	28,027.81
Other deposits 其他按金	800.00	800.00
Bank balance and cash 銀行存款及現金	1,428,046.86	1,539,703.88
	<u>11,614,480.93</u>	<u>11,618,283.14</u>
Current liabilities 流動負債		
Current account with intra property 物業內部往來賬	-	67,209.54
Other refundable deposits 其他按金	246,570.00	283,767.40
Accounts payable 應付賬款	4,331,911.53	3,705,926.14
Temporary receipt 暫收賬款	194,813.80	194,436.80
Advance management fee received 預收管理費	349,149.52	322,855.10
	<u>5,122,444.85</u>	<u>4,574,194.98</u>
Net current assets/(Liabilities) 流動資產淨值/(流動負債淨值)	<u>6,492,036.08</u>	<u>7,044,088.16</u>
Total assets less current liabilities 總資產減去流動負債	6,555,336.08	7,107,388.16
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>2,502,536.08</u>	<u>3,054,588.16</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	783,000.44	363,000.44
	<u>1,900,600.44</u>	<u>1,480,600.44</u>
Accumulated Surplus/(Deficit) b/f 年初累積盈餘/(赤字)	791,407.53	1,501,229.30
Surplus/(Deficit) for the year 本年盈餘/(赤字)	(189,471.89)	72,758.42
Accumulated Surplus/(Deficit) c/f 期末累積盈餘/(赤字)	<u>601,935.64</u>	<u>1,573,987.72</u>
	<u>2,502,536.08</u>	<u>3,054,588.16</u>

## SUN TUEN MUN CTR POOL

Statement of financial position as at 28 FEB 2019 財務狀況表

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

	FEB-2019	FEB-2018
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 intra property 物業內部往來賬	918,505.02	706,766.68
Other receivable/prepayment 其他應收款/預付款	1,704.53	-
	<u>920,209.55</u>	<u>706,766.68</u>
Current liabilities 流動負債		
Current account with manager 經理人往來賬	251,435.22	436,732.85
Accounts payable 應付賬款	663,785.80	265,045.30
Other payables 其他應付賬款	5,238.53	5,238.53
	<u>920,459.55</u>	<u>707,016.68</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 28 FEB 2019 財務狀況表

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

FEB-2019

FEB-2018

Current assets 流動資產

Management fee receivable 應收管理費	347,590.58	376,832.06
Bank balance and cash 銀行存款及現金	6,371,974.29	6,342,730.92

	<u>6,719,564.87</u>	<u>6,719,562.98</u>
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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>6,719,468.54</u>	<u>6,719,466.65</u>
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Net assets/(Liabilities) 資產淨值/(負債淨值)

	<u>6,719,468.54</u>	<u>6,719,466.65</u>
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Representing 即:

Owners' fund 業主基金

Accumulated Surplus/(Deficit) b/f 年初累積盈餘/(赤字)	6,719,468.20	6,719,466.65
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Surplus/(Deficit) for the year 本年盈餘/(赤字)	0.34	-
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Accumulated Surplus/(Deficit) c/f 期末累積盈餘/(赤字)	<u>6,719,468.54</u>	<u>6,719,466.65</u>
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	<u>6,719,468.54</u>	<u>6,719,466.65</u>
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