

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 DOMESTIC
INCOME STATEMENT FOR THE MONTH JUL-2019
(Expressed in Hong Kong Dollars)

BUILDING CODE : 0831D1

| | | CURRENT MONTH | YEAR TO DATE |
|---|------------------|----------------------------|----------------------------|
| INCOME | 收入 | | |
| INTEREST INCOME | 利息 | 1,206.05 | 165,143.51 |
| LICENCE FEE INCOME | 許可証 | 105,256.45 | 524,446.45 |
| MANAGEMENT FEE INCOME | 管理費 | 2,645,000.00 | 17,794,460.00 |
| RECREATION INCOME | 康樂設施 | 4,742.00 | 20,086.00 |
| SUNDRIES INCOME | 什項 | 46,661.00 | 274,310.00 |
| SWIMMING POOL INCOME | 游泳池 | 17,704.50 | 17,704.50 |
| | | <u>2,820,570.00</u> | <u>18,796,150.46</u> |
| EXPENDITURES | 費用 | | |
| ADVERTISING CHG | 廣告費 | 3,406.00 | 10,906.00 |
| CLEANING | 清潔 | 319,303.75 | 2,192,773.95 |
| ELECTRICITY | 電費 | 253,711.88 | 2,061,253.95 |
| FESTIVAL EXPENSES | 節日費用 | - | 1,226.00 |
| GARDENING | 園藝 | 49,000.00 | 285,970.00 |
| GENERAL RECREATIONAL FACILITIES | 一般康樂設施 | 5,521.00 | 48,894.00 |
| HARDWARE & TOOLS | 五金用品及工具 | 1,260.00 | 73,676.00 |
| INSURANCE | 保險 | - | 307,175.79 |
| MANAGEMENT COMPANY'S REMUNERATION | 管理公司酬金 | 75,206.00 | 526,442.00 |
| MANAGEMENT OFFICE EXPENSES | 管理處費用 | 1,731.50 | 19,526.90 |
| OFFICE EQUIP & DECORATION | 寫字樓設備及裝修 | - | 20,310.00 |
| PROFESSIONAL FEE AND BANK CHARGES | 專業服務及銀行費用 | 12,141.00 | 152,766.00 |
| PUBLIC FACILITIES | 公共設施 | 64,640.00 | 451,509.00 |
| R & M - AIR CONDITIONING SYSTEM | 維修保養-冷氣系統 | 450.00 | 4,840.00 |
| R & M - BLDG STRUCTURE & EQUIP | 維修保養-大廈結構及設備 | 393,990.00 | 1,730,213.00 |
| R & M - ELECT FACILITIES | 維修保養-電器設施 | 4,350.00 | 38,815.00 |
| R & M - FIRE SERVICE & EQUIP | 維修保養-消防設施 | 2,250.00 | 46,500.00 |
| R & M - LIFT | 維修保養-電梯 | 122,850.00 | 859,950.00 |
| R & M - PUMPING & DRAINAGE | 維修保養-水泵及渠務 | 118,600.00 | 1,359,649.00 |
| R & M - SECURITY SYSTEM/CABD/SMATV | 維修保養-保安/天線/電視系統 | 27,369.00 | 198,280.00 |
| SALARIES AND ALLOWANCES | 薪金與津貼 | 787,530.24 | 5,463,563.91 |
| SHARE OF COMMON POOL EXPENSES | 同期共同費用分攤 | 270,470.17 | 1,990,593.85 |
| STAFF WELFARE | 員工福利 | 4,120.00 | 19,800.00 |
| STATIONERY & PRINTING | 文具及印刷 | 12,425.00 | 22,844.50 |
| SWIMMING POOL EXPENSES | 游泳池費用 | 67,660.00 | 131,540.90 |
| TELEPHONE CHARGES | 電話費 | 100.20 | 2,255.00 |
| UNIFORM | 制服 | 3,078.40 | 22,084.60 |
| WATER | 水費 | 17,369.80 | 31,319.80 |
| | | <u>2,618,533.94</u> | <u>18,074,679.15</u> |
| SURPLUS/(DEFICIT) BEFORE FUND TRANSFER | 備用基金撥備前之盈餘/(赤字) | <u>202,036.06</u> | <u>721,471.31</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) | (245,000.00) |
| SURPLUS/(DEFICIT) FOR THE PERIOD | 本期盈餘/(赤字) | <u>167,036.06</u> | <u>476,471.31</u> |
| ADD: | 加: | | |
| ACCUMULATED SURPLUS/(DEFICIT) B/F | 上期累計盈餘/(赤字) | 1,100,842.78 | 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 | - | - |
| ACCUMULATED SURPLUS/(DEFICIT) C/F | 累計盈餘/(赤字) | <u>1,267,878.84</u> | <u>1,267,878.84</u> |

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 POOL
INCOME STATEMENT FOR THE MONTH JUL-2019
 (Expressed in Hong Kong Dollars)

BUILDING CODE : 0831P1

| | | CURRENT MONTH | YEAR TO DATE |
|---|------------------|---------------|----------------|
| INCOME | 收入 | | |
| | | - | - |
| EXPENDITURES | 費用 | | |
| ADVERTISING CHG | 廣告費 | - | 475.96 |
| CLEANING | 清潔 | 56,900.00 | 396,500.00 |
| GARDENING | 園藝 | 4,800.00 | 33,600.00 |
| HARDWARE & TOOLS | 五金用品及工具 | - | 17,989.50 |
| INSURANCE | 保險 | - | 73,497.72 |
| MANAGEMENT OFFICE EXPENSES | 管理處費用 | 19,603.24 | 141,124.83 |
| OFFICE EQUIP & DECORATION | 寫字樓設備及裝修 | 937.50 | 10,978.90 |
| 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 | 850.00 | 1,700.00 |
| R & M - BLDG STRUCTURE & EQUIP | 維修保養-大廈結構及設備 | 11,913.00 | 49,509.00 |
| R & M - ELECT FACILITIES | 維修保養-電器設施 | - | 8,474.00 |
| R & M - FIRE SERVICE & EQUIP | 維修保養-消防設施 | 2,130.00 | 6,270.00 |
| R & M - LIFT | 維修保養-電梯 | 32,760.00 | 515,580.00 |
| R & M - PUMPING & DRAINAGE | 維修保養-水泵及渠務 | 48,000.00 | 92,599.00 |
| R & M - SECURITY SYSTEM/CABD/SMATV | 維修保養-保安/天線/電視系統 | 3,403.00 | 19,885.00 |
| SALARIES AND ALLOWANCES | 薪金與津貼 | 174,351.15 | 1,218,376.31 |
| SHARE OF COMMON POOL EXPENSES | 同期共同費用分攤 | (360,626.89) | (2,654,125.12) |
| STAFF WELFARE | 員工福利 | 400.00 | 4,485.00 |
| STATIONERY & PRINTING | 文具及印刷 | 4,300.00 | 50,123.80 |
| TELEPHONE CHARGES | 電話費 | 102.20 | 6,153.00 |
| UNIFORM | 制服 | 71.80 | 600.60 |
| WATER | 水費 | 105.00 | 202.50 |
| | | - | - |
| 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: 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 JUL-2019
(Expressed in Hong Kong Dollars)

BUILDING CODE : 0831F1

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

SUN TUEN MUN CTR DOMESTIC
Statement of financial position as at 31 JUL 2019 財務狀況表

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

JUL-2019

JUL-2018

| Non-current assets 非流動資產 | HKD | HKD |
|--|----------------------|----------------------|
| Water, Electricity, Gas deposit 水、電、煤氣按金 | 70,000.00 | 63,300.00 |
| | <u>70,000.00</u> | <u>63,300.00</u> |
| Current assets 流動資產 | | |
| Current account with manager 經理人往來賬 | 253,156.26 | 76,856.26 |
| Current account with intra property 物業內部往來賬 | - | 66,221.50 |
| 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 | 588,836.00 | 621,726.40 |
| Other receivable/prepayment 其他應收款/預付款 | 6,115.08 | 6,253.46 |
| Other deposits 其他按金 | 800.00 | 800.00 |
| Bank balance and cash 銀行存款及現金 | 3,621,722.71 | 2,067,228.09 |
| | <u>13,707,073.03</u> | <u>12,072,922.59</u> |
| Current liabilities 流動負債 | | |
| Current account with intra property 物業內部往來賬 | 1,075,613.11 | - |
| Other refundable deposits 其他按金 | 250,320.00 | 283,767.40 |
| Accounts payable 應付賬款 | 4,462,918.32 | 4,104,285.02 |
| Temporary receipt 暫收賬款 | 202,716.80 | 177,606.80 |
| Advance management fee received 預收管理費 | 389,225.52 | 307,279.50 |
| | <u>6,380,793.75</u> | <u>4,872,938.72</u> |
| Net current assets/(Liabilities) 流動資產淨值/(流動負債淨值) | <u>7,326,279.28</u> | <u>7,199,983.87</u> |
| Total assets less current liabilities 總資產減去流動負債 | 7,396,279.28 | 7,263,283.87 |
| 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>3,343,479.28</u> | <u>3,210,483.87</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 | 958,000.44 | 538,000.44 |
| | <u>2,075,600.44</u> | <u>1,655,600.44</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) | 476,471.31 | 53,654.13 |
| Accumulated Surplus/(Deficit) c/f 期末累積盈餘/(赤字) | <u>1,267,878.84</u> | <u>1,554,883.43</u> |
| | <u>3,343,479.28</u> | <u>3,210,483.87</u> |

SUN TUEN MUN CTR POOL

Statement of financial position as at 31 JUL 2019 財務狀況表

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

JUL-2019

JUL-2018

| | HKD | HKD |
|--|---------------------|-------------------|
| Non-current assets 非流動資產 | | |
| 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 | 1,105,059.80 | 682,103.62 |
| Other receivable/prepayment 其他應收款/預付款 | 1,704.53 | 7,309.53 |
| | <u>1,106,764.33</u> | <u>689,413.15</u> |
| Current liabilities 流動負債 | | |
| Current account with manager 經理人往來賬 | 561,264.88 | 378,648.72 |
| Accounts payable 應付賬款 | 540,510.92 | 305,775.90 |
| Other payables 其他應付賬款 | 5,238.53 | 5,238.53 |
| | <u>1,107,014.33</u> | <u>689,663.15</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 31 JUL 2019 財務狀況表

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

JUL-2019

JUL-2018

| | | |
|--|---------------------|---------------------|
| Current assets 流動資產 | | |
| Management fee receivable 應收管理費 | 320,361.92 | 375,553.22 |
| Bank balance and cash 銀行存款及現金 | 6,399,202.95 | 6,344,010.63 |
| | <u>6,719,564.87</u> | <u>6,719,563.85</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>6,719,468.54</u> | <u>6,719,467.52</u> |
| Net assets/(Liabilities) 資產淨值/(負債淨值) | <u>6,719,468.54</u> | <u>6,719,467.52</u> |
| 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 |
| Surplus/(Deficit) for the year 本年盈餘/(赤字) | 0.34 | 0.87 |
| Accumulated Surplus/(Deficit) c/f 期末累積盈餘/(赤字) | <u>6,719,468.54</u> | <u>6,719,467.52</u> |
| | <u>6,719,468.54</u> | <u>6,719,467.52</u> |