

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 JAN-2022**  
(Expressed in Hong Kong Dollars)

BUILDING CODE : 0831D1

		CURRENT MONTH	YEAR TO DATE
<b>INCOME</b>	<b>收入</b>		
MANAGEMENT FEE INCOME	管理費	2,725,200.00	2,725,200.00
RECREATION INCOME	康樂設施	699.00	699.00
INTEREST INCOME	利息	14.68	14.68
SUNDRIES INCOME	什項	26,515.00	26,515.00
LICENCE FEE INCOME	許可証	55,220.00	55,220.00
		<u>2,807,648.68</u>	<u>2,807,648.68</u>
<b>EXPENDITURES</b>	<b>費用</b>		
CLEANING	清潔	338,686.62	338,686.62
ELECTRICITY	電費	281,519.87	281,519.87
GARDENING	園藝	41,500.00	41,500.00
GENERAL RECREATIONAL FACILITIES	一般康樂設施	1,700.00	1,700.00
MANAGEMENT COMPANY'S REMUNERATION	管理公司酬金	84,006.00	84,006.00
MANAGEMENT OFFICE EXPENSES	管理處費用	6,899.55	6,899.55
PROFESSIONAL FEE AND BANK CHARGES	專業服務及銀行費用	16,325.51	16,325.51
R & M - BLDG STRUCTURE & EQUIP	維修保養-大廈結構及設備	183,220.00	183,220.00
R & M - ELECT FACILITIES	維修保養-電器設施	1,050.00	1,050.00
R & M - FIRE SERVICE & EQUIP	維修保養-消防設施	2,900.00	2,900.00
R & M - LIFT	維修保養-電梯	132,900.00	132,900.00
R & M - PLUMBING & DRAINAGE	維修保養-水泵及渠務	397,624.00	397,624.00
R & M - SECURITY SYSTEM/CABD/SMARTV	維修保養-保安/天線/電視系統	16,870.20	16,870.20
SALARIES AND ALLOWANCES	薪金與津貼	765,644.31	765,644.31
SHARE OF COMMON POOL EXPENSES	同期共同費用分攤	254,080.68	254,080.68
STATIONERY & PRINTING	文具及印刷	8,400.00	8,400.00
SWIMMING POOL EXPENSES	游泳池費用	3,380.00	3,380.00
TELEPHONE CHARGES	電話費	291.00	291.00
UNIFORM	制服	2,545.50	2,545.50
		<u>2,539,543.24</u>	<u>2,539,543.24</u>
SURPLUS/(DEFICIT) BEFORE FUND TRANSFER	備用基金撥備前之盈餘/(赤字)	<u>268,105.44</u>	<u>268,105.44</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)	(35,000.00)
<b>SURPLUS/(DEFICIT) FOR THE PERIOD</b>	<b>本期盈餘/(赤字)</b>	<u><b>233,105.44</b></u>	<u><b>233,105.44</b></u>
ADD:	加:		
ACCUMULATED SURPLUS/(DEFICIT) B/F	上期累計盈餘/(赤字)	6,160,541.05	6,160,541.05
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><b>6,393,646.49</b></u>	<u><b>6,393,646.49</b></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 JAN-2022**  
(Expressed in Hong Kong Dollars)

BUILDING CODE : 0831P1

CURRENT MONTH YEAR TO DATE

INCOME	收入		
		-	-
<b>EXPENDITURES</b>	<b>費用</b>		
CLEANING	清潔	54,700.00	54,700.00
GARDENING	園藝	6,800.00	6,800.00
MANAGEMENT OFFICE EXPENSES	管理處費用	20,022.96	20,022.96
OFFICE EQUIP & DECORATION	寫字樓設備及裝修	5,214.70	5,214.70
R & M - FIRE SERVICE & EQUIP	維修保養-消防設施	4,380.00	4,380.00
R & M - LIFT	維修保養-電梯	36,880.00	36,880.00
R & M - SECURITY SYSTEM/CABD/SMATV	維修保養-保安/天線/電視系統	4,741.80	4,741.80
SALARIES AND ALLOWANCES	薪金與津貼	202,707.58	202,707.58
SHARE OF COMMON POOL EXPENSES	同期共同費用分攤	(338,774.24)	(338,774.24)
STATIONERY & PRINTING	文具及印刷	2,480.00	2,480.00
TELEPHONE CHARGES	電話費	807.00	807.00
UNIFORM	制服	40.20	40.20
		-	-
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 JAN-2022**  
(Expressed in Hong Kong Dollars)

BUILDING CODE : 0831F1

CURRENT MONTH YEAR TO DATE

		CURRENT MONTH	YEAR TO DATE
<b>INCOME</b>	<b>收入</b>		
SUNDRIES INCOME	什項	0.68	0.68
		<u>0.68</u>	<u>0.68</u>
<b>EXPENDITURES</b>	<b>費用</b>		
		<u>-</u>	<u>-</u>
SURPLUS/(DEFICIT) BEFORE FUND TRANSFER	備用基金撥備前之盈餘/(赤字)	0.68	0.68
		<u>0.68</u>	<u>0.68</u>
<b>SURPLUS/(DEFICIT) FOR THE PERIOD</b>	<b>本期盈餘/(赤字)</b>	<b>0.68</b>	<b>0.68</b>
ADD:	加:		
ACCUMULATED SURPLUS/(DEFICIT) B/F	上期累計盈餘/(赤字)	6,808,231.47	6,808,231.47
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>	<b>6,808,232.15</b>	<b>6,808,232.15</b>

## SUN TUEN MUN CTR DOMESTIC

Statement of financial position as at 31 JAN 2022 財務狀況表

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

JAN-2022

JAN-2021

Non-current assets 非流動資產	HKD	HKD
Water, Electricity, Gas deposit 水、電、煤氣按金	70,000.00	70,000.00
	<u>70,000.00</u>	<u>70,000.00</u>
Current assets 流動資產		
Current account with manager 經理人往來賬	169,709.67	172,612.77
Current account with management company 管理人往來	9,241,621.49	9,241,574.16
Management fee receivable 應收管理費	453,361.89	592,662.65
Other receivable/prepayment 其他應收款/預付款	(5,971.90)	3,096.34
Other deposits 其他按金	800.00	800.00
Bank balance and cash 銀行存款及現金	10,157,823.58	9,145,374.25
	<u>20,017,344.73</u>	<u>19,156,120.17</u>
Current liabilities 流動負債		
Current account with intra property 物業內部往來賬	816,753.93	877,273.89
Other refundable deposits 其他按金	240,210.00	250,320.00
Accounts payable 應付賬款	5,136,883.37	5,886,974.47
Temporary receipt 暫收賬款	64,040.00	172,431.80
Advance management fee received 預收管理費	637,562.50	462,961.92
	<u>6,895,449.80</u>	<u>7,649,962.08</u>
Net current assets/(Liabilities) 流動資產淨值/(流動負債淨值)	<u>13,121,894.93</u>	<u>11,506,158.09</u>
Total assets less current liabilities 總資產減去流動負債	13,191,894.93	11,576,158.09
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>9,139,094.93</u>	<u>7,523,358.09</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	1,627,848.44	1,207,848.44
	<u>2,745,448.44</u>	<u>2,325,448.44</u>
Accumulated Surplus/(Deficit) b/f 年初累積盈餘/(赤字)	6,160,541.05	5,017,580.33
Surplus/(Deficit) for the year 本年盈餘/(赤字)	233,105.44	180,329.32
Accumulated Surplus/(Deficit) c/f 期末累積盈餘/(赤字)	<u>6,393,646.49</u>	<u>5,197,909.65</u>
	<u>9,139,094.93</u>	<u>7,523,358.09</u>

## SUN TUEN MUN CTR POOL

Statement of financial position as at 31 JAN 2022 財務狀況表

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

JAN-2022

JAN-2021

	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	771,634.17	908,877.30
Other receivable/prepayment 其他應收款/預付款	-	1,829.00
	<u>771,634.17</u>	<u>910,706.30</u>
Current liabilities 流動負債		
Current account with manager 經理人往來賬	395,814.24	400,004.47
Accounts payable 應付賬款	370,831.40	505,713.30
Other payables 其他應付賬款	5,238.53	5,238.53
	<u>771,884.17</u>	<u>910,956.30</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 JAN 2022 財務狀況表

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

JAN-2022

JAN-2021

Current assets 流動資產

Management fee receivable 應收管理費	229,692.36	269,084.43
Bank balance and cash 銀行存款及現金	6,578,636.16	6,539,237.88
	<u>6,808,328.52</u>	<u>6,808,322.31</u>

Current liabilities 流動負債

Advance management fee received 預收管理費	96.37	96.37
	<u>96.37</u>	<u>96.37</u>

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

	<u>6,808,232.15</u>	<u>6,808,225.94</u>
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Net assets/(Liabilities) 資產淨值/(負債淨值)

	<u>6,808,232.15</u>	<u>6,808,225.94</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)	6,808,231.47	6,808,225.94
Surplus/(Deficit) for the year 本年盈餘/(赤字)	0.68	-
Accumulated Surplus/(Deficit) c/f 期末累積盈餘/(赤字)	<u>6,808,232.15</u>	<u>6,808,225.94</u>
	<u>6,808,232.15</u>	<u>6,808,225.94</u>