

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-2022**  
(Expressed in Hong Kong Dollars)

BUILDING CODE : 0831D1

CURRENT MONTH YEAR TO DATE

| INCOME                                    | 收入               | CURRENT MONTH       | YEAR TO DATE         |
|---|------------------|---------------------|----------------------|
| MANAGEMENT FEE INCOME                     | 管理費              | 2,808,020.00        | 19,324,860.00        |
| RECREATION INCOME                         | 康樂設施             | 3,098.00            | 7,538.00             |
| INTEREST INCOME                           | 利息               | 14.70               | 5,544.79             |
| SUNDRIES INCOME                           | 什項               | 19,946.20           | 184,964.91           |
| LICENCE FEE INCOME                        | 許可証              | 48,630.00           | 456,770.00           |
|   |                  | <u>2,879,708.90</u> | <u>19,979,677.70</u> |
| <b>EXPENDITURES</b>                       | <b>費用</b>        |                     |                      |
| ADVERTISING CHG                           | 廣告費              | -                   | 1,350.00             |
| CLEANING                                  | 清潔               | 335,300.00          | 2,557,671.76         |
| ELECTRICITY                               | 電費               | 309,012.10          | 1,947,252.03         |
| FESTIVAL EXPENSES                         | 節日費用             | -                   | 18,551.00            |
| GARDENING                                 | 園藝               | 57,700.00           | 306,700.00           |
| GENERAL RECREATIONAL FACILITIES           | 一般康樂設施           | 19,033.00           | 27,578.00            |
| HARDWARE & TOOLS                          | 五金用品及工具          | -                   | 24,513.90            |
| INSURANCE                                 | 保險               | -                   | 410,917.41           |
| MANAGEMENT COMPANY'S REMUNERATION         | 管理公司酬金           | 84,006.00           | 588,042.00           |
| MANAGEMENT OFFICE EXPENSES                | 管理處費用            | 20,160.00           | 42,997.80            |
| PROFESSIONAL FEE AND BANK CHARGES         | 專業服務及銀行費用        | 18,275.78           | 220,770.76           |
| R & M - AIR CONDITIONING SYSTEM           | 維修保養-冷氣系統        | 11,000.00           | 11,060.00            |
| R & M - BLDG STRUCTURE & EQUIP            | 維修保養-大廈結構及設備     | 336,200.00          | 1,952,527.00         |
| R & M - ELECT FACILITIES                  | 維修保養-電器設施        | 1,050.00            | 26,113.00            |
| R & M - FIRE SERVICE & EQUIP              | 維修保養-消防設施        | 2,000.00            | 281,300.00           |
| R & M - LIFT                              | 維修保養-電梯          | 143,700.00          | 973,500.00           |
| R & M - PLUMBING & DRAINAGE               | 維修保養-水泵及渠務       | 210,240.00          | 1,683,006.00         |
| R & M - SECURITY SYSTEM/CABD/SMATV        | 維修保養-保安/天線/電視系統  | 17,370.20           | 134,451.40           |
| SALARIES AND ALLOWANCES                   | 薪金與津貼            | 825,996.04          | 5,423,201.82         |
| SHARE OF COMMON POOL EXPENSES             | 同期共同費用分攤         | 355,967.51          | 2,298,489.49         |
| STAFF WELFARE                             | 員工福利             | -                   | 11,091.00            |
| STATIONERY & PRINTING                     | 文具及印刷            | -                   | 9,400.00             |
| SWIMMING POOL EXPENSES                    | 游泳池費用            | -                   | 45,230.00            |
| TELEPHONE CHARGES                         | 電話費              | 293.00              | 3,016.00             |
| UNIFORM                                   | 制服               | -                   | 18,329.70            |
| WATER                                     | 水費               | -                   | 5,127.70             |
|   |                  | <u>2,747,303.63</u> | <u>19,022,187.77</u> |
| SURPLUS/(DEFICIT) BEFORE FUND TRANSFER    | 備用基金撥備前之盈餘/(赤字)  | <u>132,405.27</u>   | <u>957,489.93</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)         |
| <b>SURPLUS/(DEFICIT) FOR THE PERIOD</b>   | <b>本期盈餘/(赤字)</b> | <u>97,405.27</u>    | <u>712,489.93</u>    |
| ADD:                                      | 加:               |                     |                      |
| ACCUMULATED SURPLUS/(DEFICIT) B/F         | 上期累計盈餘/(赤字)      | 6,775,625.71        | 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>6,873,030.98</u> | <u>6,873,030.98</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-2022**  
(Expressed in Hong Kong Dollars)

BUILDING CODE : 0831P1

|   |                 | CURRENT MONTH | YEAR TO DATE   |
|---|-----------------|---------------|----------------|
| <b>INCOME</b>                                 | 收入              | -             | -              |
| <b>EXPENDITURES</b>                           | 費用              |               |                |
| CLEANING                                      | 清潔              | 54,700.00     | 399,174.10     |
| GARDENING                                     | 園藝              | 6,800.00      | 47,600.00      |
| HARDWARE & TOOLS                              | 五金用品及工具         | -             | 20,404.00      |
| INSURANCE                                     | 保險              | -             | 95,721.42      |
| MANAGEMENT OFFICE EXPENSES                    | 管理處費用           | 24,411.64     | 220,907.28     |
| MISCELLANEOUS                                 | 什項              | -             | 1,670.00       |
| OFFICE EQUIP & DECORATION                     | 寫字樓設備及裝修        | -             | 14,013.90      |
| PROFESSIONAL FEE AND BANK CHARGES             | 專業服務及銀行費用       | 6,000.00      | 6,000.00       |
| R & M - AIR CONDITIONING SYSTEM               | 維修保養-冷氣系統       | 18,300.00     | 18,300.00      |
| R & M - BLDG STRUCTURE & EQUIP                | 維修保養-大廈結構及設備    | 36,448.00     | 229,918.00     |
| R & M - ELECT FACILITIES                      | 維修保養-電器設施       | 12,000.00     | 30,881.50      |
| R & M - FIRE SERVICE & EQUIP                  | 維修保養-消防設施       | 2,265.00      | 92,340.00      |
| R & M - LIFT                                  | 維修保養-電梯         | 38,320.00     | 261,040.00     |
| R & M - PLUMBING & DRAINAGE                   | 維修保養-水泵及渠務      | 61,175.00     | 87,865.00      |
| R & M - SECURITY SYSTEM/CABD/SMATV            | 維修保養-保安/天線/電視系統 | 2,083.80      | 46,999.60      |
| SALARIES AND ALLOWANCES                       | 薪金與津貼           | 208,832.91    | 1,440,040.95   |
| SHARE OF COMMON POOL EXPENSES                 | 同期共同費用分攤        | (474,623.35)  | (3,064,652.65) |
| STAFF WELFARE                                 | 員工福利            | -             | 1,530.00       |
| STATIONERY & PRINTING                         | 文具及印刷           | 2,480.00      | 39,502.50      |
| TELEPHONE CHARGES                             | 電話費             | 807.00        | 5,651.00       |
| UNIFORM                                       | 制服              | -             | 5,065.30       |
| WATER   | 水費              | -             | 28.10          |
|   |                 | -             | -              |
| <b>SURPLUS/(DEFICIT) BEFORE FUND TRANSFER</b> | 備用基金撥備前之盈餘/(赤字) | -             | -              |
| <b>SURPLUS/(DEFICIT) FOR THE PERIOD</b>       | 本期盈餘/(赤字)       | -             | -              |
| <b>ADD:</b>                                   | 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>      | 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-2022**  
(Expressed in Hong Kong Dollars)

BUILDING CODE : 0831F1

|   |                  | CURRENT MONTH       | YEAR TO DATE        |
|---|------------------|---------------------|---------------------|
| <b>INCOME</b>                             | <b>收入</b>        |                     |                     |
| SUNDRIES INCOME                           | 什項               | -                   | 1.60                |
|   |                  | -                   | 1.60                |
| <b>EXPENDITURES</b>                       | <b>費用</b>        |                     |                     |
|   |                  | -                   | -                   |
| SURPLUS/(DEFICIT) BEFORE FUND TRANSFER    | 備用基金撥備前之盈餘/(赤字)  | -                   | 1.60                |
| <b>SURPLUS/(DEFICIT) FOR THE PERIOD</b>   | <b>本期盈餘/(赤字)</b> | -                   | <b>1.60</b>         |
| ADD:                                      | 加:               |                     |                     |
| ACCUMULATED SURPLUS/(DEFICIT) B/F         | 上期累計盈餘/(赤字)      | 6,808,233.07        | 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>6,808,233.07</b> | <b>6,808,233.07</b> |

## SUN TUEN MUN CTR DOMESTIC

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

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

JUL-2022

JUL-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>     |
| <b>Current assets 流動資產</b>                       |                      |                      |
| Current account with manager 經理人往來賬              | -                    | 130,351.57           |
| 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                  | 569,503.89           | 579,431.66           |
| Other receivable/prepayment 其他應收款/預付款            | (35,014.75)          | (24,746.16)          |
| Other deposits 其他按金                              | 800.00               | 800.00               |
| Bank balance and cash 銀行存款及現金                    | 10,906,651.80        | 9,997,656.03         |
|  | <u>20,683,562.43</u> | <u>19,925,067.26</u> |
| <b>Current liabilities 流動負債</b>                  |                      |                      |
| Current account with manager 經理人往來賬              | 2,279.31             | -                    |
| Current account with intra property 物業內部往來賬      | 923,334.60           | 888,483.03           |
| Other refundable deposits 其他按金                   | 234,210.00           | 246,210.00           |
| Accounts payable 應付賬款                            | 5,254,845.10         | 5,211,266.33         |
| Temporary receipt 暫收賬款                           | 79,400.00            | 83,100.00            |
| Advance management fee received 預收管理費            | 378,214.00           | 394,568.27           |
|  | <u>6,872,283.01</u>  | <u>6,823,627.63</u>  |
| Net current assets/(Liabilities) 流動資產淨值/(流動負債淨值) | <u>13,811,279.42</u> | <u>13,101,439.63</u> |
| Total assets less current liabilities 總資產減去流動負債  | 13,881,279.42        | 13,171,439.63        |
| <b>Non-current liabilities 非流動負債</b>             |                      |                      |
| 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>9,828,479.42</u>  | <u>9,118,639.63</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                                | 1,837,848.44         | 1,417,848.44         |
|  | <u>2,955,448.44</u>  | <u>2,535,448.44</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)         | 712,489.93           | 1,565,610.86         |
| Accumulated Surplus/(Deficit) c/f 期末累積盈餘/(赤字)    | <u>6,873,030.98</u>  | <u>6,583,191.19</u>  |
|  | <u>9,828,479.42</u>  | <u>9,118,639.63</u>  |

## SUN TUEN MUN CTR POOL

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

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

JUL-2022

JUL-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      | 931,261.37        | 903,192.15        |
| Other receivable/prepayment 其他應收款/預付款            | 7,845.00          | 1,829.00          |
|  | <u>939,106.37</u> | <u>905,021.15</u> |
| Current liabilities 流動負債                         |                   |                   |
| Current account with manager 經理人往來賬              | 280,817.24        | 385,393.62        |
| Accounts payable 應付賬款                            | 653,300.60        | 514,639.00        |
| Other payables 其他應付賬款                            | 5,238.53          | 5,238.53          |
|  | <u>939,356.37</u> | <u>905,271.15</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 2022 財務狀況表

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

JUL-2022

JUL-2021

Current assets 流動資產

|                                 |              |              |
|---------------------------------|--------------|--------------|
| Management fee receivable 應收管理費 | 227,612.64   | 264,626.67   |
| Bank balance and cash 銀行存款及現金   | 6,580,717.18 | 6,543,699.52 |

|  |              |              |
|--|--------------|--------------|
|  | 6,808,329.82 | 6,808,326.19 |
|--|--------------|--------------|

Current liabilities 流動負債

|                                       |       |       |
|---------------------------------------|-------|-------|
| Advance management fee received 預收管理費 | 96.75 | 96.37 |
|                                       | 96.75 | 96.37 |

|  |              |              |
|--|--------------|--------------|
| Net current assets/(Liabilities) 流動資產淨值/(流動負債淨值) | 6,808,233.07 | 6,808,229.82 |
|--|--------------|--------------|

|                                      |              |              |
|--------------------------------------|--------------|--------------|
| Net assets/(Liabilities) 資產淨值/(負債淨值) | 6,808,233.07 | 6,808,229.82 |
|--------------------------------------|--------------|--------------|

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)      | 1.60         | 3.88         |
| Accumulated Surplus/(Deficit) c/f 期末累積盈餘/(赤字) | 6,808,233.07 | 6,808,229.82 |
|   | 6,808,233.07 | 6,808,229.82 |