

管理公司: 啟勝管理服務有限公司  
Management Company: KAI SHING MANAGEMENT SERVICES LIMITED  
PMC Licence Number: C-499163

**BUILDING NAME : SUN TUEN MUN CTR DOMESTIC**  
**INCOME STATEMENT FOR THE MONTH OCT-2023**  
(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	2,921,540.00	28,874,840.00
RECREATION INCOME	康樂設施	1,523.00	20,345.00
INTEREST INCOME	利息	53,593.96	212,477.02
SUNDRIES INCOME	什項	17,878.00	307,675.70
LICENCE FEE INCOME	許可証	58,254.00	659,292.00
SPECIAL REBATE	特別回贈	-	40,900.00
		<u>3,052,788.96</u>	<u>30,115,529.72</u>
<b>EXPENDITURES</b>	<b>費用</b>		
ADVERTISING CHG	廣告費	-	1,350.00
CLEANING	清潔	410,659.50	3,659,498.00
ELECTRICITY	電費	341,809.69	3,431,619.01
FESTIVAL EXPENSES	節日費用	-	14,379.00
GARDENING	園藝	51,400.00	428,500.00
GENERAL RECREATIONAL FACILITIES	一般康樂設施	10,082.00	56,044.00
HARDWARE & TOOLS	五金用品及工具	3,658.50	31,553.30
INSURANCE	保險	-	408,297.35
MANAGEMENT COMPANY'S REMUNERATION	管理公司酬金	87,045.00	870,450.00
MANAGEMENT OFFICE EXPENSES	管理處費用	8,089.30	38,769.50
OFFICE EQUIP & DECORATION	寫字樓設備及裝修	-	25,306.00
PROFESSIONAL FEE AND BANK CHARGES	專業服務及銀行費用	16,054.12	196,720.28
R & M - AIR CONDITIONING SYSTEM	維修保養-冷氣系統	41,051.00	64,893.00
R & M - BLDG STRUCTURE & EQUIP	維修保養-大廈結構及設備	155,600.00	3,446,310.00
R & M - ELECT FACILITIES	維修保養-電器設施	1,530.00	128,606.00
R & M - FIRE SERVICE & EQUIP	維修保養-消防設施	10,540.00	164,400.00
R & M - LIFT	維修保養-電梯	151,800.00	1,455,900.00
R & M - PLUMBING & DRAINAGE	維修保養-水泵及渠務	132,695.00	2,274,968.00
R & M - SECURITY SYSTEM/CABD/SMARTV	維修保養-保安/天線/電視系統	24,495.40	463,719.45
SALARIES AND ALLOWANCES	薪金與津貼	849,730.58	7,643,647.00
SHARE OF COMMON POOL EXPENSES	同期共同費用分攤	349,100.38	3,231,562.61
STAFF WELFARE	員工福利	6,294.00	43,159.00
STATIONERY & PRINTING	文具及印刷	1,035.60	15,238.20
SWIMMING POOL EXPENSES	游泳池費用	684.80	42,120.30
TELEPHONE CHARGES	電話費	291.00	2,929.00
UNIFORM	制服	1,705.90	23,950.70
WATER	水費	-	17,464.10
		<u>2,655,351.77</u>	<u>28,181,353.80</u>
SURPLUS/(DEFICIT) BEFORE FUND TRANSFER	備用基金撥備前之盈餘/(赤字)	<u>397,437.19</u>	<u>1,934,175.92</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	<u>(35,000.00)</u>	<u>(350,000.00)</u>
<b>SURPLUS/(DEFICIT) FOR THE PERIOD</b>	<b>本期盈餘/(赤字)</b>	<u><b>362,437.19</b></u>	<u><b>1,584,175.92</b></u>
ADD:	加:		
ACCUMULATED SURPLUS/(DEFICIT) B/F	上期累計盈餘/(赤字)	8,214,860.61	6,993,121.88
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>8,577,297.80</b></u>	<u><b>8,577,297.80</b></u>

管理公司: 啟勝管理服務有限公司  
Management Company: KAI SHING MANAGEMENT SERVICES LIMITED  
PMC Licence Number: C-499163

**BUILDING NAME : SUN TUEN MUN CTR POOL**  
**INCOME STATEMENT FOR THE MONTH OCT-2023**  
(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	67,200.00	588,498.80
GARDENING	園藝	7,000.00	70,000.00
HARDWARE & TOOLS	五金用品及工具	4,380.00	4,490.00
INSURANCE	保險	-	98,725.81
MANAGEMENT OFFICE EXPENSES	管理處費用	21,581.44	230,945.72
OFFICE EQUIP & DECORATION	寫字樓設備及裝修	2,800.70	29,237.80
PROFESSIONAL FEE AND BANK CHARGES	專業服務及銀行費用	-	6,100.00
R & M - AIR CONDITIONING SYSTEM	維修保養-冷氣系統	-	9,800.00
R & M - BLDG STRUCTURE & EQUIP	維修保養-大廈結構及設備	58,613.00	119,459.00
R & M - ELECT FACILITIES	維修保養-電器設施	-	109,960.00
R & M - FIRE SERVICE & EQUIP	維修保養-消防設施	-	52,205.00
R & M - LIFT	維修保養-電梯	39,320.00	386,240.00
R & M - PLUMBING & DRAINAGE	維修保養-水泵及渠務	-	258,605.00
R & M - SECURITY SYSTEM/CABD/SMATV	維修保養-保安/天線/電視系統	3,817.60	67,924.80
SALARIES AND ALLOWANCES	薪金與津貼	244,472.83	2,192,095.51
SHARE OF COMMON POOL EXPENSES	同期共同費用分攤	(465,467.17)	(4,308,750.14)
STAFF WELFARE	員工福利	755.00	6,220.00
STATIONERY & PRINTING	文具及印刷	13,523.60	53,618.00
TELEPHONE CHARGES	電話費	2,003.00	20,059.00
UNIFORM	制服	-	4,515.00
WATER	水費	-	50.70
		-	-
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>	<b>-</b>	<b>-</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>	<b>-</b>	<b>-</b>

管理公司: 啟勝管理服務有限公司  
Management Company: KAI SHING MANAGEMENT SERVICES LIMITED  
PMC Licence Number: C-499163

**BUILDING NAME : SUN TUEN MUN CTR RENOVATION PROJECT FUND**  
**INCOME STATEMENT FOR THE MONTH OCT-2023**  
(Expressed in Hong Kong Dollars)

BUILDING CODE : 0831F1

		CURRENT MONTH	YEAR TO DATE
<b>INCOME</b>	收入		
		-	-
<b>EXPENDITURES</b>	費用		
		-	-
SURPLUS/(DEFICIT) BEFORE FUND TRANSFER	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)	-	-
ADD:	加:		
ACCUMULATED SURPLUS/(DEFICIT) B/F	上期累計盈餘/(赤字)	6,808,233.41	6,808,233.41
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)	<b>6,808,233.41</b>	<b>6,808,233.41</b>

## SUN TUEN MUN CTR DOMESTIC

Statement of financial position as at 31 OCT 2023 財務狀況表

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

PMC Licence Number: C-499163

OCT-2023

OCT-2022

	OCT-2023	OCT-2022
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	241,257.57	204,156.52
Current account with management company 管理人往來	9,245,358.52	9,241,621.49
Management fee receivable 應收管理費	753,231.89	582,847.23
Other receivable/prepayment 其他應收款/預付款	(50,706.02)	(42,708.92)
Other deposits 其他按金	800.00	800.00
Bank balance and cash 銀行存款及現金	11,042,935.95	11,150,476.98
	<u>21,232,877.91</u>	<u>21,137,193.30</u>
Current liabilities 流動負債		
Current account with intra property 物業內部往來賬	1,013,315.28	1,049,861.81
Other refundable deposits 其他按金	235,110.00	234,210.00
Accounts payable 應付賬款	3,562,512.49	5,108,179.53
Temporary receipt 暫收賬款	81,520.00	77,350.00
Advance management fee received 預收管理費	299,873.90	511,865.34
	<u>5,192,331.67</u>	<u>6,981,466.68</u>
Net current assets/(Liabilities) 流動資產淨值/(流動負債淨值)	<u>16,040,546.24</u>	<u>14,155,726.62</u>
Total assets less current liabilities 總資產減去流動負債	16,110,546.24	14,225,726.62
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>12,057,746.24</u>	<u>10,172,926.62</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	2,362,848.44	1,942,848.44
	<u>3,480,448.44</u>	<u>3,060,448.44</u>
Accumulated Surplus/(Deficit) b/f 年初累積盈餘/(赤字)	6,993,121.88	6,160,541.05
Surplus/(Deficit) for the year 本年盈餘/(赤字)	1,584,175.92	951,937.13
Accumulated Surplus/(Deficit) c/f 期末累積盈餘/(赤字)	<u>8,577,297.80</u>	<u>7,112,478.18</u>
	<u>12,057,746.24</u>	<u>10,172,926.62</u>

## SUN TUEN MUN CTR POOL

Statement of financial position as at 31 OCT 2023 財務狀況表

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

PMC Licence Number: C-499163

	OCT-2023	OCT-2022
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	1,020,322.91	1,644,350.55
Other receivable/prepayment 其他應收款/預付款	1,829.00	7,845.00
	<u>1,022,151.91</u>	<u>1,652,195.55</u>
Current liabilities 流動負債		
Current account with manager 經理人往來賬	530,896.18	448,637.42
Accounts payable 應付賬款	486,267.20	1,198,569.60
Other payables 其他應付賬款	5,238.53	5,238.53
	<u>1,022,401.91</u>	<u>1,652,445.55</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 OCT 2023 財務狀況表

MANAGED BY KAI SHING MANAGEMENT SERVICES LIMITED 啟勝管理服務有限公司  
PMC Licence Number: C-499163

OCT-2023

OCT-2022

Current assets 流動資產

Management fee receivable 應收管理費	227,367.98	227,367.98
Bank balance and cash 銀行存款及現金	6,580,962.18	6,580,962.18
	<u>6,808,330.16</u>	<u>6,808,330.16</u>

Current liabilities 流動負債

Advance management fee received 預收管理費	96.75	96.75
	<u>96.75</u>	<u>96.75</u>

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

	<u>6,808,233.41</u>	<u>6,808,233.41</u>
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Net assets/(Liabilities) 資產淨值/(負債淨值)

	<u>6,808,233.41</u>	<u>6,808,233.41</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)	6,808,233.41	6,808,231.47
Surplus/(Deficit) for the year 本年盈餘/(赤字)	-	1.94
Accumulated Surplus/(Deficit) c/f 期末累積盈餘/(赤字)	<u>6,808,233.41</u>	<u>6,808,233.41</u>
	<u>6,808,233.41</u>	<u>6,808,233.41</u>