

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 NOV-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        | 31,796,380.00        |
| RECREATION INCOME                             | 康樂設施                   | 1,709.00            | 22,054.00            |
| INTEREST INCOME                               | 利息                     | 16,035.25           | 228,512.27           |
| SUNDRIES INCOME                               | 什項                     | 63,770.00           | 371,445.70           |
| LICENCE FEE INCOME                            | 許可証                    | 63,630.00           | 722,922.00           |
| SPECIAL REBATE                                | 特別回贈                   | -                   | 40,900.00            |
|   |                        | <u>3,066,684.25</u> | <u>33,182,213.97</u> |
| <b>EXPENDITURES</b>                           | <b>費用</b>              |                     |                      |
| ADVERTISING CHG                               | 廣告費                    | -                   | 1,350.00             |
| CLEANING                                      | 清潔                     | 409,500.00          | 4,068,998.00         |
| ELECTRICITY                                   | 電費                     | 279,934.79          | 3,711,553.80         |
| FESTIVAL EXPENSES                             | 節日費用                   | 5,600.00            | 19,979.00            |
| GARDENING                                     | 園藝                     | 41,900.00           | 470,400.00           |
| GENERAL RECREATIONAL FACILITIES               | 一般康樂設施                 | 8,123.00            | 64,167.00            |
| HARDWARE & TOOLS                              | 五金用品及工具                | 1,116.00            | 32,669.30            |
| INSURANCE                                     | 保險                     | -                   | 408,297.35           |
| MANAGEMENT COMPANY'S REMUNERATION             | 管理公司酬金                 | 87,045.00           | 957,495.00           |
| MANAGEMENT OFFICE EXPENSES                    | 管理處費用                  | 4,200.00            | 42,969.50            |
| 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              | 24,429.37           | 221,149.65           |
| R & M - AIR CONDITIONING SYSTEM               | 維修保養-冷氣系統              | 19,300.00           | 84,193.00            |
| R & M - BLDG STRUCTURE & EQUIP                | 維修保養-大廈結構及設備           | 266,900.00          | 3,713,210.00         |
| R & M - ELECT FACILITIES                      | 維修保養-電器設施              | 10,880.00           | 139,486.00           |
| R & M - FIRE SERVICE & EQUIP                  | 維修保養-消防設施              | 62,040.00           | 226,440.00           |
| R & M - LIFT                                  | 維修保養-電梯                | 147,450.00          | 1,603,350.00         |
| R & M - PLUMBING & DRAINAGE                   | 維修保養-水泵及渠務             | 300,695.00          | 2,575,663.00         |
| R & M - SECURITY SYSTEM/CABD/SMATV            | 維修保養-保安/天線/電視系統        | 13,393.30           | 477,112.75           |
| SALARIES AND ALLOWANCES                       | 薪金與津貼                  | 914,253.33          | 8,557,900.33         |
| SHARE OF COMMON POOL EXPENSES                 | 同期共同費用分攤               | 323,966.06          | 3,555,528.67         |
| STAFF WELFARE                                 | 員工福利                   | -                   | 43,159.00            |
| STATIONERY & PRINTING                         | 文具及印刷                  | -                   | 15,238.20            |
| SWIMMING POOL EXPENSES                        | 游泳池費用                  | -                   | 42,120.30            |
| TELEPHONE CHARGES                             | 電話費                    | 293.00              | 3,222.00             |
| UNIFORM                                       | 制服                     | 2,010.20            | 25,960.90            |
| WATER   | 水費                     | 17,626.40           | 35,090.50            |
|   |                        | <u>2,940,655.45</u> | <u>31,122,009.25</u> |
| <b>SURPLUS/(DEFICIT) BEFORE FUND TRANSFER</b> | <b>備用基金撥備前之盈餘/(赤字)</b> | <u>126,028.80</u>   | <u>2,060,204.72</u>  |
| <b>MOVEMENT OF FUND</b>                       | <b>備用基金變動</b>          |                     |                      |
| SINKING FUND MAJOR IMPROVE'T/EMERGENCY        | 大型改善工程/緊急備用基金          | (35,000.00)         | (385,000.00)         |
| <b>SURPLUS/(DEFICIT) FOR THE PERIOD</b>       | <b>本期盈餘/(赤字)</b>       | <u>91,028.80</u>    | <u>1,675,204.72</u>  |
| <b>ADD:</b>                                   | <b>加:</b>              |                     |                      |
| ACCUMULATED SURPLUS/(DEFICIT) B/F             | 上期累計盈餘/(赤字)            | 8,577,297.80        | 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>8,668,326.60</u> | <u>8,668,326.60</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 NOV-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               | 56,100.00     | 644,598.80     |
| GARDENING                                 | 園藝               | 7,000.00      | 77,000.00      |
| HARDWARE & TOOLS                          | 五金用品及工具          | -             | 4,490.00       |
| INSURANCE                                 | 保險               | -             | 98,725.81      |
| MANAGEMENT OFFICE EXPENSES                | 管理處費用            | 17,973.84     | 248,919.56     |
| OFFICE EQUIP & DECORATION                 | 寫字樓設備及裝修         | 33,461.43     | 62,699.23      |
| 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     | -             | 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        | 4,680.00      | 56,885.00      |
| R & M - LIFT                              | 維修保養-電梯          | 39,320.00     | 425,560.00     |
| R & M - PLUMBING & DRAINAGE               | 維修保養-水泵及渠務       | 27,740.00     | 286,345.00     |
| R & M - SECURITY SYSTEM/CABD/SMATV        | 維修保養-保安/天線/電視系統  | 13,704.70     | 81,629.50      |
| SALARIES AND ALLOWANCES                   | 薪金與津貼            | 233,032.18    | 2,425,127.69   |
| SHARE OF COMMON POOL EXPENSES             | 同期共同費用分攤         | (431,954.75)  | (4,740,704.89) |
| STAFF WELFARE                             | 員工福利             | -             | 6,220.00       |
| STATIONERY & PRINTING                     | 文具及印刷            | 4,960.00      | 58,578.00      |
| TELEPHONE CHARGES                         | 電話費              | 2,005.00      | 22,064.00      |
| UNIFORM                                   | 制服               | 1,689.00      | 6,204.00       |
| WATER                                     | 水費               | 88.60         | 139.30         |
|   |                  | -             | -              |
| 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  
PMC Licence Number: C-499163

**BUILDING NAME : SUN TUEN MUN CTR RENOVATION PROJECT FUND**  
**INCOME STATEMENT FOR THE MONTH NOV-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 30 NOV 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

NOV-2023

NOV-2022

|  | NOV-2023             | NOV-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              | 237,079.79           | 263,200.33           |
| 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                  | 733,302.89           | 694,447.47           |
| Other receivable/prepayment 其他應收款/預付款            | (52,142.71)          | (45,024.45)          |
| Other deposits 其他按金                              | 800.00               | 800.00               |
| Bank balance and cash 銀行存款及現金                    | 12,524,114.47        | 9,895,662.45         |
|  | <u>22,688,512.96</u> | <u>20,050,707.29</u> |
| Current liabilities 流動負債                         |                      |                      |
| Current account with intra property 物業內部往來賬      | 1,731,386.19         | 160,713.52           |
| Other refundable deposits 其他按金                   | 235,110.00           | 234,210.00           |
| Accounts payable 應付賬款                            | 4,139,754.29         | 4,998,843.14         |
| Temporary receipt 暫收賬款                           | 66,420.00            | 67,630.00            |
| Advance management fee received 預收管理費            | 349,267.44           | 329,530.58           |
|  | <u>6,521,937.92</u>  | <u>5,790,927.24</u>  |
| Net current assets/(Liabilities) 流動資產淨值/(流動負債淨值) | <u>16,166,575.04</u> | <u>14,259,780.05</u> |
| Total assets less current liabilities 總資產減去流動負債  | 16,236,575.04        | 14,329,780.05        |
| 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>12,183,775.04</u> | <u>10,276,980.05</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                                | 2,397,848.44         | 1,977,848.44         |
|  | <u>3,515,448.44</u>  | <u>3,095,448.44</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)         | 1,675,204.72         | 1,020,990.56         |
| Accumulated Surplus/(Deficit) c/f 期末累積盈餘/(赤字)    | <u>8,668,326.60</u>  | <u>7,181,531.61</u>  |
|  | <u>12,183,775.04</u> | <u>10,276,980.05</u> |

## SUN TUEN MUN CTR POOL

Statement of financial position as at 30 NOV 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

NOV-2023

NOV-2022

|  | NOV-2023          | NOV-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      | 913,632.79        | 1,179,198.73        |
| Other receivable/prepayment 其他應收款/預付款            | 1,829.00          | 7,845.00            |
|  | <u>915,461.79</u> | <u>1,187,043.73</u> |
| Current liabilities 流動負債                         |                   |                     |
| Current account with manager 經理人往來賬              | 542,889.36        | 489,385.60          |
| Accounts payable 應付賬款                            | 367,583.90        | 692,669.60          |
| Other payables 其他應付賬款                            | 5,238.53          | 5,238.53            |
|  | <u>915,711.79</u> | <u>1,187,293.73</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 30 NOV 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

NOV-2023

NOV-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> |
|--|---------------------|---------------------|

Net assets/(Liabilities) 資產淨值/(負債淨值)

|  |                     |                     |
|--|---------------------|---------------------|
|  | <u>6,808,233.41</u> | <u>6,808,233.41</u> |
|--|---------------------|---------------------|

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> |