

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 MAR-2025
(Expressed in Hong Kong Dollars)

BUILDING CODE : 0831D1

| | | CURRENT MONTH | YEAR TO DATE |
|---|------------------|-----------------------------|-----------------------------|
| INCOME | 收入 | | |
| MANAGEMENT FEE INCOME | 管理費 | 2,921,540.00 | 8,764,620.00 |
| RECREATION INCOME | 康樂設施 | 2,760.00 | 5,881.00 |
| INTEREST INCOME | 利息 | 51,707.88 | 56,027.31 |
| SUNDRIES INCOME | 雜項 | 27,299.75 | 56,579.75 |
| LICENCE FEE INCOME | 許可証 | 74,130.00 | 222,390.00 |
| | | <u>3,077,437.63</u> | <u>9,105,498.06</u> |
| EXPENDITURES | 費用 | | |
| CLEANING | 清潔 | 377,350.00 | 1,223,692.50 |
| ELECTRICITY | 電費 | 292,278.58 | 885,692.76 |
| FESTIVAL EXPENSES | 節日費用 | - | 5,130.00 |
| GARDENING | 園藝 | 36,050.00 | 92,050.00 |
| GENERAL RECREATIONAL FACILITIES | 一般康樂設施 | 23,922.00 | 34,017.00 |
| HARDWARE & TOOLS | 五金用品及工具 | 56,451.00 | 83,714.00 |
| MANAGEMENT COMPANY'S REMUNERATION | 管理公司酬金 | 98,200.00 | 294,600.00 |
| MANAGEMENT OFFICE EXPENSES | 管理處費用 | - | 1,361.20 |
| PROFESSIONAL FEE AND BANK CHARGES | 專業服務及銀行費用 | 18,317.00 | 86,573.72 |
| PUBLIC FACILITIES | 公共設施 | - | 37,040.00 |
| R & M - BLDG STRUCTURE & EQUIP | 維修保養-大廈結構及設備 | 356,200.00 | 999,100.00 |
| R & M - ELECT FACILITIES | 維修保養-電器設施 | 25,830.00 | 57,790.00 |
| R & M - FIRE SERVICE & EQUIP | 維修保養-消防設施 | 4,167.00 | 63,806.00 |
| R & M - LIFT | 維修保養-電梯 | 157,500.00 | 543,700.00 |
| R & M - PLUMBING & DRAINAGE | 維修保養-水泵及渠務 | 168,795.00 | 607,659.00 |
| R & M - SECURITY SYSTEM/CABD/SMATV | 維修保養-保安/天線/電視系統 | 13,793.30 | 184,879.90 |
| SALARIES AND ALLOWANCES | 薪金與津貼 | 1,082,175.57 | 3,024,183.74 |
| SHARE OF COMMON POOL EXPENSES | 同期共同費用分攤 | 333,901.26 | 1,019,360.52 |
| STAFF WELFARE | 員工福利 | - | 4,660.00 |
| STATIONERY & PRINTING | 文具及印刷 | - | 4,200.00 |
| SWIMMING POOL EXPENSES | 游泳池費用 | - | 5,720.00 |
| TELEPHONE CHARGES | 電話費 | 293.00 | 876.00 |
| UNIFORM | 制服 | 2,555.20 | 5,532.70 |
| WATER | 水費 | 34,613.10 | 34,613.10 |
| | | <u>3,082,392.01</u> | <u>9,299,952.14</u> |
| SURPLUS/(DEFICIT) BEFORE FUND TRANSFER | 備用基金撥備前之盈餘/(赤字) | <u>(4,954.38)</u> | <u>(194,454.08)</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>(105,000.00)</u> |
| SURPLUS/(DEFICIT) FOR THE PERIOD | 本期盈餘/(赤字) | <u>(39,954.38)</u> | <u>(299,454.08)</u> |
| ADD: | 加: | | |
| ACCUMULATED SURPLUS/(DEFICIT) B/F | 上期累計盈餘/(赤字) | 13,458,357.45 | 13,717,857.15 |
| 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>13,418,403.07</u> | <u>13,418,403.07</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 MAR-2025
(Expressed in Hong Kong Dollars)

BUILDING CODE : 0831P1

| | | CURRENT MONTH | YEAR TO DATE |
|---|------------------|---------------|----------------|
| INCOME | 收入 | - | - |
| EXPENDITURES | 費用 | | |
| ADVERTISING CHG | 廣告費 | - | 5,056.88 |
| CLEANING | 清潔 | 61,650.00 | 184,950.00 |
| GARDENING | 園藝 | 19,500.00 | 58,500.00 |
| HARDWARE & TOOLS | 五金用品及工具 | - | 200.00 |
| MANAGEMENT OFFICE EXPENSES | 管理處費用 | 19,616.77 | 62,325.41 |
| OFFICE EQUIP & DECORATION | 寫字樓設備及裝修 | - | 9,513.00 |
| R & M - BLDG STRUCTURE & EQUIP | 維修保養-大廈結構及設備 | - | 98,000.00 |
| R & M - ELECT FACILITIES | 維修保養-電器設施 | - | 6,000.00 |
| R & M - FIRE SERVICE & EQUIP | 維修保養-消防設施 | - | 5,430.00 |
| R & M - LIFT | 維修保養-電梯 | 42,000.00 | 126,000.00 |
| R & M - PLUMBING & DRAINAGE | 維修保養-水泵及渠務 | 44,000.00 | 44,000.00 |
| R & M - SECURITY SYSTEM/CABD/SMATV | 維修保養-保安/天線/電視系統 | 3,904.70 | 11,714.10 |
| SALARIES AND ALLOWANCES | 薪金與津貼 | 251,600.61 | 729,127.87 |
| SHARE OF COMMON POOL EXPENSES | 同期共同費用分攤 | (445,201.68) | (1,359,147.36) |
| STATIONERY & PRINTING | 文具及印刷 | - | 11,241.20 |
| TELEPHONE CHARGES | 電話費 | 2,004.00 | 6,011.00 |
| UNIFORM | 制服 | 828.00 | 980.30 |
| WATER | 水費 | 97.60 | 97.60 |
| | | - | - |
| 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) | - | - |

SUN TUEN MUN CTR DOMESTIC

Statement of financial position as at 31 MAR 2025 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

MAR-2025

MAR-2024

| | HKD | HKD |
|--|----------------------|----------------------|
| Non-current assets 非流動資產 | | |
| 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 | 157,237.76 | 174,022.03 |
| Current account with management company 管理人往來 | 9,318,576.20 | 9,281,589.84 |
| Management fee receivable 應收管理費 | 964,727.87 | 698,679.89 |
| Other receivable/prepayment 其他應收款/預付款 | 3,144,943.88 | 3,920.46 |
| Other deposits 其他按金 | 800.00 | 800.00 |
| Bank fixed deposit 銀行定期存款 | 7,071,784.34 | 6,800,000.00 |
| Bank balance and cash 銀行存款及現金 | 8,973,472.38 | 6,210,661.25 |
| | <u>29,631,542.43</u> | <u>23,169,673.47</u> |
| Current liabilities 流動負債 | | |
| Current account with intra property 物業內部往來賬 | 813,839.89 | 885,644.08 |
| Other refundable deposits 其他按金 | 266,610.00 | 235,110.00 |
| Accounts payable 應付賬款 | 7,218,324.12 | 5,499,761.26 |
| Temporary receipt 暫收賬款 | 71,820.00 | 77,540.00 |
| Advance management fee received 預收管理費 | 345,096.91 | 347,780.10 |
| | <u>8,715,690.92</u> | <u>7,045,835.44</u> |
| Net current assets/(Liabilities) 流動資產淨值/(流動負債淨值) | <u>20,915,851.51</u> | <u>16,123,838.03</u> |
| Total assets less current liabilities 總資產減去流動負債 | 20,985,851.51 | 16,193,838.03 |
| 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>16,933,051.51</u> | <u>12,141,038.03</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 | 2,397,048.44 | 2,537,848.44 |
| | <u>3,514,648.44</u> | <u>3,655,448.44</u> |
| Accumulated Surplus/(Deficit) b/f 年初累積盈餘/(赤字) | 13,717,857.15 | 8,165,452.37 |
| Surplus/(Deficit) for the year 本年盈餘/(赤字) | (299,454.08) | 320,137.22 |
| Accumulated Surplus/(Deficit) c/f 期末累積盈餘/(赤字) | <u>13,418,403.07</u> | <u>8,485,589.59</u> |
| | <u>16,933,051.51</u> | <u>12,141,038.03</u> |

SUN TUEN MUN CTR POOL

Statement of financial position as at 31 MAR 2025 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

MAR-2025

MAR-2024

| | 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 | 799,649.65 | 929,963.55 |
| Other receivable/prepayment 其他應收款/預付款 | 18,971.08 | 3,150.00 |
| | <u>818,620.73</u> | <u>933,113.55</u> |
| Current liabilities 流動負債 | | |
| Current account with manager 經理人往來賬 | 378,788.80 | 418,621.52 |
| Accounts payable 應付賬款 | 434,843.40 | 509,503.50 |
| Other payables 其他應付賬款 | 5,238.53 | 5,238.53 |
| | <u>818,870.73</u> | <u>933,363.55</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> |