

**BUILDING NAME : SUN TUEN MUN CTR DOMESTIC**  
**INCOME STATEMENT FOR THE MONTH MAY-2025**  
(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	3,124,920.00	15,014,460.00
RECREATION INCOME	康樂設施	2,503.00	10,027.00
INTEREST INCOME	利息	1,952.16	60,100.55
SUNDRIES INCOME	雜項	47,435.00	121,032.75
LICENCE FEE INCOME	許可証	60,000.00	356,520.00
		<u>3,236,810.16</u>	<u>15,562,140.30</u>
<b>EXPENDITURES</b>	<b>費用</b>		
CLEANING	清潔	385,210.00	1,984,257.60
ELECTRICITY	電費	328,452.76	1,519,382.67
FESTIVAL EXPENSES	節日費用	-	5,810.00
GARDENING	園藝	28,000.00	148,050.00
GENERAL RECREATIONAL FACILITIES	一般康樂設施	3,455.00	46,938.00
HARDWARE & TOOLS	五金用品及工具	24,955.00	137,102.00
INSURANCE	保險	430,884.96	430,884.96
MANAGEMENT COMPANY'S REMUNERATION	管理公司酬金	98,200.00	491,000.00
MANAGEMENT OFFICE EXPENSES	管理處費用	14,844.00	17,904.40
OFFICE EQUIP & DECORATION	寫字樓設備及裝修	-	949.00
PROFESSIONAL FEE AND BANK CHARGES	專業服務及銀行費用	21,594.63	125,415.79
PUBLIC FACILITIES	公共設施	-	37,040.00
R & M - AIR CONDITIONING SYSTEM	維修保養-冷氣系統	76,200.00	76,200.00
R & M - BLDG STRUCTURE & EQUIP	維修保養-大廈結構及設備	342,860.00	1,818,360.00
R & M - ELECT FACILITIES	維修保養-電器設施	7,880.00	66,750.00
R & M - FIRE SERVICE & EQUIP	維修保養-消防設施	4,167.00	95,140.00
R & M - LIFT	維修保養-電梯	157,500.00	858,700.00
R & M - PLUMBING & DRAINAGE	維修保養-水泵及渠務	22,995.00	692,449.00
R & M - SECURITY SYSTEM/CABD/SMARTV	維修保養-保安/天線/電視系統	31,693.30	235,406.50
SALARIES AND ALLOWANCES	薪金與津貼	1,076,102.46	5,246,730.39
SHARE OF COMMON POOL EXPENSES	同期共同費用分攤	385,370.77	1,861,622.76
STAFF WELFARE	員工福利	-	11,812.00
STATIONERY & PRINTING	文具及印刷	14,031.10	18,231.10
SWIMMING POOL EXPENSES	游泳池費用	-	34,720.00
TELEPHONE CHARGES	電話費	531.00	1,718.00
UNIFORM	制服	3,442.10	10,086.10
WATER	水費	-	34,613.10
		<u>3,458,369.08</u>	<u>16,007,273.37</u>
SURPLUS/(DEFICIT) BEFORE FUND TRANSFER	備用基金撥備前之盈餘/(赤字)	<u>(221,558.92)</u>	<u>(445,133.07)</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)	(175,000.00)
<b>SURPLUS/(DEFICIT) FOR THE PERIOD</b>	<b>本期盈餘/(赤字)</b>	<u><b>(256,558.92)</b></u>	<u><b>(620,133.07)</b></u>
ADD:	加:		
ACCUMULATED SURPLUS/(DEFICIT) B/F	上期累計盈餘/(赤字)	13,354,283.00	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	-	-
<b>ACCUMULATED SURPLUS/(DEFICIT) C/F</b>	<b>累計盈餘/(赤字)</b>	<u><b>13,097,724.08</b></u>	<u><b>13,097,724.08</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 MAY-2025**  
(Expressed in Hong Kong Dollars)

BUILDING CODE : 0831P1

CURRENT MONTH YEAR TO DATE

INCOME	收入		
		-	-
<b>EXPENDITURES</b>	<b>費用</b>		
ADVERTISING CHG	廣告費	-	5,056.88
CLEANING	清潔	61,650.00	308,250.00
GARDENING	園藝	19,500.00	97,500.00
HARDWARE & TOOLS	五金用品及工具	-	200.00
INSURANCE	保險	114,265.65	287,063.00
MANAGEMENT OFFICE EXPENSES	管理處費用	19,044.27	105,195.75
OFFICE EQUIP & DECORATION	寫字樓設備及裝修	-	12,405.50
PROFESSIONAL FEE AND BANK CHARGES	專業服務及銀行費用	6,000.00	6,000.00
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	-	33,860.00
R & M - LIFT	維修保養-電梯	42,000.00	210,000.00
R & M - PLUMBING & DRAINAGE	維修保養-水泵及渠務	-	44,000.00
R & M - SECURITY SYSTEM/CABD/SMATV	維修保養-保安/天線/電視系統	3,904.70	19,523.50
SALARIES AND ALLOWANCES	薪金與津貼	242,348.07	1,214,729.94
SHARE OF COMMON POOL EXPENSES	同期共同費用分攤	(513,827.69)	(2,482,163.67)
STAFF WELFARE	員工福利	-	390.00
STATIONERY & PRINTING	文具及印刷	2,480.00	22,240.20
TELEPHONE CHARGES	電話費	2,635.00	10,671.00
UNIFORM	制服	-	980.30
WATER	水費	-	97.60
		-	-
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>	-	-

## SUN TUEN MUN CTR DOMESTIC

Statement of financial position as at 31 MAY 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

	MAY-2025	MAY-2024
<b>Non-current assets 非流動資產</b>	<b>HKD</b>	<b>HKD</b>
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	8,159.25	13,661.93
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	1,236,570.87	917,817.87
Other receivable/prepayment 其他應收款/預付款	3,046,441.29	8,706.74
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	9,138,928.77	13,348,348.51
	<u>29,821,260.72</u>	<u>30,370,924.89</u>
<b>Current liabilities 流動負債</b>		
Current account with intra property 物業內部往來賬	917,340.47	906,613.06
Other refundable deposits 其他按金	266,610.00	232,110.00
Accounts payable 應付賬款	7,493,572.18	6,311,102.30
Other payables 其他應付賬款	14,451.00	-
Temporary receipt 暫收賬款	86,340.00	76,410.00
Advance management fee received 預收管理費	377,774.55	352,870.49
	<u>9,156,088.20</u>	<u>7,879,105.85</u>
<b>Net current assets/(Liabilities) 流動資產淨值/(流動負債淨值)</b>	<b>20,665,172.52</b>	<b>22,491,819.04</b>
<b>Total assets less current liabilities 總資產減去流動負債</b>	<b>20,735,172.52</b>	<b>22,561,819.04</b>
<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>
<b>Net assets/(Liabilities) 資產淨值/(負債淨值)</b>	<b>16,682,372.52</b>	<b>18,509,019.04</b>
<b>Representing 即:</b>		
<b>Owners' fund 業主基金</b>		
Equipment fund 設備基金	1,117,600.00	1,117,600.00
Sinking fund 儲備基金	2,467,048.44	2,607,848.44
	<u>3,584,648.44</u>	<u>3,725,448.44</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)	(620,133.07)	6,618,118.23
Accumulated Surplus/(Deficit) c/f 期末累積盈餘/(赤字)	<u>13,097,724.08</u>	<u>14,783,570.60</u>
	<u>16,682,372.52</u>	<u>18,509,019.04</u>

## SUN TUEN MUN CTR POOL

Statement of financial position as at 31 MAY 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

MAY-2025

MAY-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	907,484.19	919,074.94
Other receivable/prepayment 其他應收款/預付款	16,971.08	7,844.90
	<u>924,455.27</u>	<u>926,919.84</u>
Current liabilities 流動負債		
Current account with manager 經理人往來賬	254,780.05	253,678.61
Accounts payable 應付賬款	660,797.69	668,252.70
Other payables 其他應付賬款	9,127.53	5,238.53
	<u>924,705.27</u>	<u>927,169.84</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>