

**BUILDING NAME : SUN TUEN MUN CTR DOMESTIC**  
**INCOME STATEMENT FOR THE MONTH JUN-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	18,139,380.00
RECREATION INCOME	康樂設施	3,270.00	13,297.00
INTEREST INCOME	利息	2,077.41	62,177.96
SUNDRIES INCOME	雜項	24,141.00	145,173.75
LICENCE FEE INCOME	許可証	60,000.00	416,520.00
		<u>3,214,408.41</u>	<u>18,776,548.71</u>
<b>EXPENDITURES</b>	<b>費用</b>		
CLEANING	清潔	375,700.20	2,359,957.80
ELECTRICITY	電費	338,143.60	1,857,526.27
FESTIVAL EXPENSES	節日費用	127.60	5,937.60
GARDENING	園藝	28,000.00	176,050.00
GENERAL RECREATIONAL FACILITIES	一般康樂設施	1,398.00	48,336.00
HARDWARE & TOOLS	五金用品及工具	5,351.00	142,453.00
INSURANCE	保險	-	430,884.96
MANAGEMENT COMPANY'S REMUNERATION	管理公司酬金	98,200.00	589,200.00
MANAGEMENT OFFICE EXPENSES	管理處費用	4,003.90	21,908.30
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	19,346.15	144,761.94
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
R & M - BLDG STRUCTURE & EQUIP	維修保養-大廈結構及設備	468,700.00	2,287,060.00
R & M - ELECT FACILITIES	維修保養-電器設施	16,580.00	83,330.00
R & M - FIRE SERVICE & EQUIP	維修保養-消防設施	29,867.00	125,007.00
R & M - LIFT	維修保養-電梯	157,500.00	1,016,200.00
R & M - PLUMBING & DRAINAGE	維修保養-水泵及渠務	231,705.00	924,154.00
R & M - SECURITY SYSTEM/CABD/SMATV	維修保養-保安/天線/電視系統	32,393.30	267,799.80
SALARIES AND ALLOWANCES	薪金與津貼	1,171,252.11	6,417,982.50
SHARE OF COMMON POOL EXPENSES	同期共同費用分攤	311,858.66	2,173,481.42
STAFF WELFARE	員工福利	6,054.00	17,866.00
STATIONERY & PRINTING	文具及印刷	10,237.50	28,468.60
SWIMMING POOL EXPENSES	游泳池費用	-	34,720.00
TELEPHONE CHARGES	電話費	390.00	2,108.00
UNIFORM	制服	1,233.90	11,320.00
WATER	水費	-	34,613.10
		<u>3,308,041.92</u>	<u>19,315,315.29</u>
SURPLUS/(DEFICIT) BEFORE FUND TRANSFER	備用基金撥備前之盈餘/(赤字)	<u>(93,633.51)</u>	<u>(538,766.58)</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>(210,000.00)</u>
<b>SURPLUS/(DEFICIT) FOR THE PERIOD</b>	<b>本期盈餘/(赤字)</b>	<u><b>(128,633.51)</b></u>	<u><b>(748,766.58)</b></u>
ADD:	加:		
ACCUMULATED SURPLUS/(DEFICIT) B/F	上期累計盈餘/(赤字)	13,097,724.08	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>12,969,090.57</b></u>	<u><b>12,969,090.57</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 JUN-2025**  
(Expressed in Hong Kong Dollars)

BUILDING CODE : 0831P1

		CURRENT MONTH	YEAR TO DATE
<b>INCOME</b>	收入	-	-
<b>EXPENDITURES</b>	費用		
ADVERTISING CHG	廣告費	-	5,056.88
CLEANING	清潔	61,650.00	369,900.00
GARDENING	園藝	19,500.00	117,000.00
HARDWARE & TOOLS	五金用品及工具	-	200.00
INSURANCE	保險	-	287,063.00
MANAGEMENT OFFICE EXPENSES	管理處費用	24,704.37	129,900.12
OFFICE EQUIP & DECORATION	寫字樓設備及裝修	648.00	13,053.50
PROFESSIONAL FEE AND BANK CHARGES	專業服務及銀行費用	-	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	252,000.00
R & M - PLUMBING & DRAINAGE	維修保養-水泵及渠務	12,800.00	56,800.00
R & M - SECURITY SYSTEM/CABD/SMATV	維修保養-保安/天線/電視系統	10,704.70	30,228.20
SALARIES AND ALLOWANCES	薪金與津貼	235,089.48	1,449,819.42
SHARE OF COMMON POOL EXPENSES	同期共同費用分攤	(415,811.55)	(2,897,975.22)
STAFF WELFARE	員工福利	860.00	1,250.00
STATIONERY & PRINTING	文具及印刷	4,960.00	27,200.20
TELEPHONE CHARGES	電話費	2,845.00	13,516.00
UNIFORM	制服	50.00	1,030.30
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 30 JUN 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

JUN-2025 JUN-2024

	HKD	HKD
<b>Non-current assets 非流動資產</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	213,272.12	208,515.57
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	1,231,972.87	981,000.37
Other receivable/prepayment 其他應收款/預付款	3,044,536.54	2,984,109.49
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	9,012,062.26	9,284,964.82
	<u>29,893,004.33</u>	<u>29,540,980.09</u>
<b>Current liabilities 流動負債</b>		
Current account with intra property 物業內部往來賬	1,003,820.13	1,016,124.85
Other refundable deposits 其他按金	266,610.00	266,610.00
Accounts payable 應付賬款	7,609,907.76	5,354,214.97
Other payables 其他應付賬款	30,172.00	-
Temporary receipt 暫收賬款	81,220.00	74,730.00
Advance management fee received 預收管理費	329,735.43	365,787.99
	<u>9,321,465.32</u>	<u>7,077,467.81</u>
Net current assets/(Liabilities) 流動資產淨值/(流動負債淨值)	<u>20,571,539.01</u>	<u>22,463,512.28</u>
Total assets less current liabilities 總資產減去流動負債	20,641,539.01	22,533,512.28
<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>16,588,739.01</u>	<u>18,480,712.28</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	2,502,048.44	2,642,848.44
	<u>3,619,648.44</u>	<u>3,760,448.44</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)	(748,766.58)	6,554,811.47
Accumulated Surplus/(Deficit) c/f 期末累積盈餘/(赤字)	<u>12,969,090.57</u>	<u>14,720,263.84</u>
	<u>16,588,739.01</u>	<u>18,480,712.28</u>

## SUN TUEN MUN CTR POOL

Statement of financial position as at 30 JUN 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

	JUN-2025	JUN-2024
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	1,063,342.21	1,079,439.66
Other receivable/prepayment 其他應收款/預付款	15,971.08	7,844.90
	<u>1,079,313.29</u>	<u>1,087,284.56</u>
Current liabilities 流動負債		
Current account with manager 經理人往來賬	506,364.31	571,188.65
Accounts payable 應付賬款	560,202.45	511,107.38
Other payables 其他應付賬款	12,996.53	5,238.53
	<u>1,079,563.29</u>	<u>1,087,534.56</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>