

BUILDING NAME : SUN TUEN MUN CTR DOMESTIC
INCOME STATEMENT FOR THE MONTH SEP-2025
(Expressed in Hong Kong Dollars)

BUILDING CODE : 0831D1

		CURRENT MONTH	YEAR TO DATE
INCOME	收入		
MANAGEMENT FEE INCOME	管理費	3,124,920.00	27,514,140.00
SWIMMING POOL INCOME	游泳池	-	22,747.50
RECREATION INCOME	康樂設施	3,612.00	24,722.00
INTEREST INCOME	利息	123,899.07	190,567.01
SUNDRIES INCOME	雜項	18,643.00	203,198.75
LICENCE FEE INCOME	許可証	74,130.00	624,780.00
		<u>3,345,204.07</u>	<u>28,580,155.26</u>
EXPENDITURES	費用		
CLEANING	清潔	375,651.00	3,480,356.80
ELECTRICITY	電費	322,556.20	2,885,797.86
FESTIVAL EXPENSES	節日費用	-	5,937.60
GARDENING	園藝	28,000.00	260,050.00
GENERAL RECREATIONAL FACILITIES	一般康樂設施	11,102.00	65,303.00
HARDWARE & TOOLS	五金用品及工具	7,122.00	179,240.40
INSURANCE	保險	12,500.00	443,384.96
MANAGEMENT COMPANY'S REMUNERATION	管理公司酬金	98,200.00	883,800.00
MANAGEMENT OFFICE EXPENSES	管理處費用	90.00	36,956.00
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	17,734.11	197,060.59
PUBLIC FACILITIES	公共設施	-	38,397.70
R & M - AIR CONDITIONING SYSTEM	維修保養-冷氣系統	12,528.00	94,728.00
R & M - BLDG STRUCTURE & EQUIP	維修保養-大廈結構及設備	399,800.00	3,291,060.00
R & M - ELECT FACILITIES	維修保養-電器設施	1,080.00	149,170.00
R & M - FIRE SERVICE & EQUIP	維修保養-消防設施	4,167.00	182,908.00
R & M - LIFT	維修保養-電梯	163,800.00	1,507,600.00
R & M - PLUMBING & DRAINAGE	維修保養-水泵及渠務	117,655.00	1,362,939.00
R & M - SECURITY SYSTEM/CABD/SMATV	維修保養-保安/天線/電視系統	13,793.30	345,829.70
SALARIES AND ALLOWANCES	薪金與津貼	1,020,111.74	9,407,563.55
SHARE OF COMMON POOL EXPENSES	同期共同費用分攤	390,574.02	3,306,696.71
STAFF WELFARE	員工福利	-	29,296.00
STATIONERY & PRINTING	文具及印刷	1,125.00	30,643.60
SWIMMING POOL EXPENSES	游泳池費用	-	37,802.70
TELEPHONE CHARGES	電話費	112.00	2,862.00
UNIFORM	制服	-	13,703.30
WATER	水費	6,300.00	70,950.30
		<u>3,004,001.37</u>	<u>28,310,986.77</u>
SURPLUS/(DEFICIT) BEFORE FUND TRANSFER	備用基金撥備前之盈餘/(赤字)	<u>341,202.70</u>	<u>269,168.49</u>
MOVEMENT OF FUND	備用基金變動		
SINKING FUND MAJOR IMPROVE/EMERGENCY	大型改善工程/緊急備用基金	(35,000.00)	(315,000.00)
SURPLUS/(DEFICIT) FOR THE PERIOD	本期盈餘/(赤字)	<u>306,202.70</u>	<u>(45,831.51)</u>
ADD:	加:		
ACCUMULATED SURPLUS/(DEFICIT) B/F	上期累計盈餘/(赤字)	13,365,822.94	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>13,672,025.64</u>	<u>13,672,025.64</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 SEP-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	60,349.00	555,646.00
GARDENING	園藝	19,500.00	175,500.00
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	18,577.77	192,991.03
OFFICE EQUIP & DECORATION	寫字樓設備及裝修	-	65,037.59
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	39,000.00	141,900.00
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	-	36,410.00
R & M - LIFT	維修保養-電梯	115,680.00	550,040.00
R & M - PLUMBING & DRAINAGE	維修保養-水泵及渠務	-	56,800.00
R & M - SECURITY SYSTEM/CABD/SMATV	維修保養-保安/天線/電視系統	3,904.70	41,942.30
SALARIES AND ALLOWANCES	薪金與津貼	255,920.69	2,224,664.44
SHARE OF COMMON POOL EXPENSES	同期共同費用分攤	(520,765.36)	(4,408,928.94)
STAFF WELFARE	員工福利	-	3,005.00
STATIONERY & PRINTING	文具及印刷	6,632.20	40,657.40
TELEPHONE CHARGES	電話費	1,201.00	18,760.00
UNIFORM	制服	-	1,030.30
WATER	水費	-	225.00
		-	-
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 30 SEP 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

	SEP-2025	SEP-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	217,537.21	149,704.42
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	1,229,776.48	925,748.87
Other receivable/prepayment 其他應收款/預付款	3,075,658.32	2,954,581.11
Other deposits 其他按金	800.00	800.00
Bank fixed deposit 銀行定期存款	7,193,705.78	6,951,015.74
Bank balance and cash 銀行存款及現金	10,755,293.56	10,588,443.46
	<u>31,791,347.55</u>	<u>30,851,883.44</u>
Current liabilities 流動負債		
Current account with intra property 物業內部往來賬	1,266,739.98	979,408.03
Other refundable deposits 其他按金	266,610.00	266,610.00
Accounts payable 應付賬款	8,563,649.06	7,117,210.76
Other payables 其他應付賬款	71,699.60	-
Temporary receipt 暫收賬款	75,420.00	72,120.00
Advance management fee received 預收管理費	366,754.83	347,709.63
	<u>10,610,873.47</u>	<u>8,783,058.42</u>
Net current assets/(Liabilities) 流動資產淨值/(流動負債淨值)	<u>21,180,474.08</u>	<u>22,068,825.02</u>
Total assets less current liabilities 總資產減去流動負債	21,250,474.08	22,138,825.02
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>17,197,674.08</u>	<u>18,086,025.02</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	2,408,048.44	2,501,848.44
	<u>3,525,648.44</u>	<u>3,619,448.44</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)	(45,831.51)	6,301,124.21
Accumulated Surplus/(Deficit) c/f 期末累積盈餘/(赤字)	<u>13,672,025.64</u>	<u>14,466,576.58</u>
	<u>17,197,674.08</u>	<u>18,086,025.02</u>

SUN TUEN MUN CTR POOL

Statement of financial position as at 30 SEP 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

	SEP-2025	SEP-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	1,316,170.88	1,037,162.27
Other receivable/prepayment 其他應收款/預付款	12,971.08	7,844.90
	<u>1,329,141.96</u>	<u>1,045,007.17</u>
Current liabilities 流動負債		
Current account with manager 經理人往來賬	450,559.35	368,381.94
Accounts payable 應付賬款	853,346.08	671,636.70
Other payables 其他應付賬款	25,486.53	5,238.53
	<u>1,329,391.96</u>	<u>1,045,257.17</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>