

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 OCT-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	30,639,060.00
SWIMMING POOL INCOME	游泳池	-	22,747.50
RECREATION INCOME	康樂設施	4,367.00	29,089.00
INTEREST INCOME	利息	1,205.36	191,772.37
SUNDRIES INCOME	雜項	24,129.98	227,328.73
LICENCE FEE INCOME	許可証	68,298.00	693,078.00
		<u>3,222,920.34</u>	<u>31,803,075.60</u>
EXPENDITURES	費用		
CLEANING	清潔	410,564.20	3,890,921.00
ELECTRICITY	電費	323,620.41	3,209,418.27
FESTIVAL EXPENSES	節日費用	6,800.80	12,738.40
GARDENING	園藝	28,000.00	288,050.00
GENERAL RECREATIONAL FACILITIES	一般康樂設施	3,369.00	68,672.00
HARDWARE & TOOLS	五金用品及工具	10,374.00	189,614.40
INSURANCE	保險	2,688.00	446,072.96
MANAGEMENT COMPANY'S REMUNERATION	管理公司酬金	98,200.00	982,000.00
MANAGEMENT OFFICE EXPENSES	管理處費用	-	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	17,927.74	214,988.33
PUBLIC FACILITIES	公共設施	975.00	39,372.70
R & M - AIR CONDITIONING SYSTEM	維修保養-冷氣系統	-	94,728.00
R & M - BLDG STRUCTURE & EQUIP	維修保養-大廈結構及設備	275,800.00	3,566,860.00
R & M - ELECT FACILITIES	維修保養-電器設施	17,645.00	166,815.00
R & M - FIRE SERVICE & EQUIP	維修保養-消防設施	91,167.00	274,075.00
R & M - LIFT	維修保養-電梯	163,800.00	1,671,400.00
R & M - PLUMBING & DRAINAGE	維修保養-水泵及渠務	129,495.00	1,492,434.00
R & M - SECURITY SYSTEM/CABD/SMATV	維修保養-保安/天線/電視系統	20,293.30	366,123.00
SALARIES AND ALLOWANCES	薪金與津貼	1,217,808.87	10,625,372.42
SHARE OF COMMON POOL EXPENSES	同期共同費用分攤	444,361.94	3,751,058.65
STAFF WELFARE	員工福利	-	29,296.00
STATIONERY & PRINTING	文具及印刷	-	30,643.60
SWIMMING POOL EXPENSES	游泳池費用	66,400.00	104,202.70
TELEPHONE CHARGES	電話費	315.00	3,177.00
UNIFORM	制服	1,189.70	14,893.00
WATER	水費	4,500.00	75,450.30
		<u>3,335,294.96</u>	<u>31,646,281.73</u>
SURPLUS/(DEFICIT) BEFORE FUND TRANSFER	備用基金撥備前之盈餘/(赤字)	<u>(112,374.62)</u>	<u>156,793.87</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)	(350,000.00)
SURPLUS/(DEFICIT) FOR THE PERIOD	本期盈餘/(赤字)	<u>(147,374.62)</u>	<u>(193,206.13)</u>
ADD:	加:		
ACCUMULATED SURPLUS/(DEFICIT) B/F	上期累計盈餘/(赤字)	13,672,025.64	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>13,524,651.02</u>	<u>13,524,651.02</u>

管理公司: 啟勝管理服務有限公司
Management Company: KAI SHING MANAGEMENT SERVICES LIMITED
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BUILDING NAME : SUN TUEN MUN CTR POOL
INCOME STATEMENT FOR THE MONTH OCT-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	615,995.00
GARDENING	園藝	19,500.00	195,000.00
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	17,267.57	210,258.60
OFFICE EQUIP & DECORATION	寫字樓設備及裝修	1,812.50	66,850.09
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	127,500.00	269,400.00
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	2,550.00	38,960.00
R & M - LIFT	維修保養-電梯	43,680.00	593,720.00
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	45,847.00
SALARIES AND ALLOWANCES	薪金與津貼	279,274.51	2,503,938.95
SHARE OF COMMON POOL EXPENSES	同期共同費用分攤	(592,482.59)	(5,001,411.53)
STAFF WELFARE	員工福利	-	3,005.00
STATIONERY & PRINTING	文具及印刷	34,769.31	75,426.71
TELEPHONE CHARGES	電話費	1,875.00	20,635.00
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 31 OCT 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

OCT-2025 OCT-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	233,687.16	239,731.14
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	1,186,699.48	906,142.87
Other receivable/prepayment 其他應收款/預付款	3,009,881.51	2,946,775.59
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	11,155,861.86	10,645,170.17
	<u>32,099,211.99</u>	<u>30,971,225.35</u>
Current liabilities 流動負債		
Current account with intra property 物業內部往來賬	1,382,284.90	1,105,667.18
Other refundable deposits 其他按金	266,610.00	266,610.00
Accounts payable 應付賬款	8,835,906.20	7,250,831.53
Other payables 其他應付賬款	87,929.60	-
Temporary receipt 暫收賬款	87,560.00	81,400.00
Advance management fee received 預收管理費	370,821.83	350,130.63
	<u>11,031,112.53</u>	<u>9,054,639.34</u>
Net current assets/(Liabilities) 流動資產淨值/(流動負債淨值)	<u>21,068,099.46</u>	<u>21,916,586.01</u>
Total assets less current liabilities 總資產減去流動負債	21,138,099.46	21,986,586.01
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>17,085,299.46</u>	<u>17,933,786.01</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	2,443,048.44	2,222,048.44
	<u>3,560,648.44</u>	<u>3,339,648.44</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)	(193,206.13)	6,428,685.20
Accumulated Surplus/(Deficit) c/f 期末累積盈餘/(赤字)	<u>13,524,651.02</u>	<u>14,594,137.57</u>
	<u>17,085,299.46</u>	<u>17,933,786.01</u>

SUN TUEN MUN CTR POOL

Statement of financial position as at 31 OCT 2025 財務狀況表

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PMC Licence Number: C-499163

OCT-2025

OCT-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	1,453,871.07	1,158,607.51
Other receivable/prepayment 其他應收款/預付款	11,971.08	7,844.90
	<u>1,465,842.15</u>	<u>1,166,452.41</u>
Current liabilities 流動負債		
Current account with manager 經理人往來賬	497,648.87	427,800.48
Accounts payable 應付賬款	938,143.75	733,663.40
Other payables 其他應付賬款	30,299.53	5,238.53
	<u>1,466,092.15</u>	<u>1,166,702.41</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>