

BUILDING NAME : SUN TUEN MUN CTR DOMESTIC
INCOME STATEMENT FOR THE MONTH NOV-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	33,763,980.00
SWIMMING POOL INCOME	游泳池	-	22,747.50
RECREATION INCOME	康樂設施	3,478.00	32,567.00
INTEREST INCOME	利息	140,145.06	331,917.43
SUNDRIES INCOME	雜項	80,116.96	307,445.69
LICENCE FEE INCOME	許可証	74,130.00	767,208.00
		<u>3,422,790.02</u>	<u>35,225,865.62</u>
EXPENDITURES	費用		
CLEANING	清潔	375,535.30	4,266,456.30
ELECTRICITY	電費	340,939.06	3,550,357.33
FESTIVAL EXPENSES	節日費用	5,100.00	17,838.40
GARDENING	園藝	28,000.00	316,050.00
GENERAL RECREATIONAL FACILITIES	一般康樂設施	5,811.00	74,483.00
HARDWARE & TOOLS	五金用品及工具	1,895.80	191,510.20
INSURANCE	保險	-	446,072.96
MANAGEMENT COMPANY'S REMUNERATION	管理公司酬金	98,200.00	1,080,200.00
MANAGEMENT OFFICE EXPENSES	管理處費用	1,099.40	38,055.40
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	19,183.65	234,171.98
PUBLIC FACILITIES	公共設施	-	39,372.70
R & M - AIR CONDITIONING SYSTEM	維修保養-冷氣系統	80,290.00	175,018.00
R & M - BLDG STRUCTURE & EQUIP	維修保養-大廈結構及設備	354,500.00	3,921,360.00
R & M - ELECT FACILITIES	維修保養-電器設施	22,080.00	188,895.00
R & M - FIRE SERVICE & EQUIP	維修保養-消防設施	16,667.00	290,742.00
R & M - LIFT	維修保養-電梯	163,800.00	1,835,200.00
R & M - PLUMBING & DRAINAGE	維修保養-水泵及渠務	211,500.00	1,703,934.00
R & M - SECURITY SYSTEM/CABD/SMATV	維修保養-保安/天線/電視系統	26,793.30	392,916.30
SALARIES AND ALLOWANCES	薪金與津貼	1,073,294.15	11,698,666.57
SHARE OF COMMON POOL EXPENSES	同期共同費用分攤	324,157.83	4,075,216.48
STAFF WELFARE	員工福利	9,125.00	38,421.00
STATIONERY & PRINTING	文具及印刷	-	30,643.60
SWIMMING POOL EXPENSES	游泳池費用	68,602.00	172,804.70
TELEPHONE CHARGES	電話費	227.00	3,404.00
UNIFORM	制服	4,027.80	18,920.80
WATER	水費	25,161.90	100,612.20
		<u>3,255,990.19</u>	<u>34,902,271.92</u>
SURPLUS/(DEFICIT) BEFORE FUND TRANSFER	備用基金撥備前之盈餘/(赤字)	<u>166,799.83</u>	<u>323,593.70</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)	(385,000.00)
SURPLUS/(DEFICIT) FOR THE PERIOD	本期盈餘/(赤字)	<u>131,799.83</u>	<u>(61,406.30)</u>
ADD:	加:		
ACCUMULATED SURPLUS/(DEFICIT) B/F	上期累計盈餘/(赤字)	13,524,651.02	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>13,656,450.85</u>	<u>13,656,450.85</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 NOV-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	676,344.00
GARDENING	園藝	19,500.00	214,500.00
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	26,393.07	236,651.67
OFFICE EQUIP & DECORATION	寫字樓設備及裝修	1,080.00	67,930.09
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	-	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	7,500.00	46,460.00
R & M - LIFT	維修保養-電梯	43,680.00	637,400.00
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	49,751.70
SALARIES AND ALLOWANCES	薪金與津貼	266,096.67	2,770,035.62
SHARE OF COMMON POOL EXPENSES	同期共同費用分攤	(432,210.44)	(5,433,621.97)
STAFF WELFARE	員工福利	1,609.00	4,614.00
STATIONERY & PRINTING	文具及印刷	-	75,426.71
TELEPHONE CHARGES	電話費	1,993.00	22,628.00
UNIFORM	制服	-	1,030.30
WATER	水費	105.00	330.00
		-	-
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 NOV 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

NOV-2025 NOV-2024

Non-current assets 非流動資產	HKD	HKD
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	167,150.85	336,646.81
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	1,252,268.48	970,653.87
Other receivable/prepayment 其他應收款/預付款	2,971,671.02	2,963,101.56
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	11,065,387.50	9,291,507.10
	<u>31,969,559.83</u>	<u>29,795,314.92</u>
Current liabilities 流動負債		
Current account with intra property 物業內部往來賬	919,974.49	1,064,446.95
Other refundable deposits 其他按金	266,610.00	266,610.00
Accounts payable 應付賬款	9,082,161.74	6,836,070.44
Other payables 其他應付賬款	102,396.60	-
Temporary receipt 暫收賬款	81,840.00	77,790.00
Advance management fee received 預收管理費	281,677.71	313,357.51
	<u>10,734,660.54</u>	<u>8,558,274.90</u>
Net current assets/(Liabilities) 流動資產淨值/(流動負債淨值)	<u>21,234,899.29</u>	<u>21,237,040.02</u>
Total assets less current liabilities 總資產減去流動負債	21,304,899.29	21,307,040.02
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>17,252,099.29</u>	<u>17,254,240.02</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	2,478,048.44	2,257,048.44
	<u>3,595,648.44</u>	<u>3,374,648.44</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)	(61,406.30)	5,714,139.21
Accumulated Surplus/(Deficit) c/f 期末累積盈餘/(赤字)	<u>13,656,450.85</u>	<u>13,879,591.58</u>
	<u>17,252,099.29</u>	<u>17,254,240.02</u>

SUN TUEN MUN CTR POOL
Statement of financial position as at 30 NOV 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

NOV-2025

NOV-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	1,376,182.88	1,082,282.08
Other receivable/prepayment 其他應收款/預付款	10,971.08	7,844.90
	<u>1,387,153.96</u>	<u>1,090,126.98</u>
Current liabilities 流動負債		
Current account with manager 經理人往來賬	472,940.98	554,091.75
Accounts payable 應付賬款	879,780.45	531,046.70
Other payables 其他應付賬款	34,682.53	5,238.53
	<u>1,387,403.96</u>	<u>1,090,376.98</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>