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 BUILDING CODE : 0831D1
INCOME STATEMENT FOR THE MONTH APR-2026
(Expressed in Hong Kong Dollars)

		CURRENT MONTH	YEAR TO DATE
INCOME	收入		
MANAGEMENT FEE INCOME	管理費	3,406,280.00	12,781,040.00
RECREATION INCOME	康樂設施	3,429.00	14,442.00
INTEREST INCOME	利息	12.21	42,815.97
SUNDRIES INCOME	雜項	74,583.06	130,337.62
LICENCE FEE INCOME	許可証	59,130.00	272,520.00
		3,543,434.27	13,241,155.59
EXPENDITURES	費用		
CLEANING	清潔	392,466.20	1,578,746.40
ELECTRICITY	電費	323,721.74	1,277,785.06
FESTIVAL EXPENSES	節日費用	-	8,523.39
GARDENING	園藝	28,000.00	114,000.00
GENERAL RECREATIONAL FACILITIES	一般康樂設施	10,972.00	24,153.00
HARDWARE & TOOLS	五金用品及工具	4,532.00	61,321.90
INSURANCE	保險	-	513,228.05
MANAGEMENT COMPANY'S REMUNERATION	管理公司酬金	99,914.00	399,656.00
MANAGEMENT OFFICE EXPENSES	管理處費用	4,395.00	16,219.50
PROFESSIONAL FEE AND BANK CHARGES	專業服務及銀行費用	22,353.91	117,300.63
PUBLIC FACILITIES	公共設施	-	127,100.00
R & M - AIR CONDITIONING SYSTEM	維修保養-冷氣系統	-	113,460.00
R & M - BLDG STRUCTURE & EQUIP	維修保養-大廈結構及設備	386,600.00	738,500.00
R & M - ELECT FACILITIES	維修保養-電器設施	1,080.00	33,640.00
R & M - FIRE SERVICE & EQUIP	維修保養-消防設施	15,167.00	60,191.00
R & M - LIFT	維修保養-電梯	163,800.00	655,200.00
R & M - PLUMBING & DRAINAGE	維修保養-水泵及渠務	93,305.00	416,070.00
R & M - SECURITY SYSTEM/CABD/SMATV	維修保養-保安/天線/電視系統	29,880.04	127,306.68
SALARIES AND ALLOWANCES	薪金與津貼	1,076,302.90	4,057,307.39
SHARE OF COMMON POOL EXPENSES	同期共同費用分攤	359,789.98	1,461,143.04
STAFF WELFARE	員工福利	-	10,489.00
STATIONERY & PRINTING	文具及印刷	525.00	4,585.70
SWIMMING POOL EXPENSES	游泳池費用	-	12,320.00
TELEPHONE CHARGES	電話費	347.00	1,389.00
UNIFORM	制服	1,515.80	3,652.60
WATER	水費	-	17,857.40
		3,014,667.57	11,951,145.74
SURPLUS/(DEFICIT) BEFORE FUND TRANSFER	備用基金撥備前之盈餘/(赤字)	528,766.70	1,290,009.85
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)	(140,000.00)
SURPLUS/(DEFICIT) FOR THE PERIOD	**本期盈餘/(赤字)**	**493,766.70**	**1,150,009.85**
ADD:	加:		
ACCUMULATED SURPLUS/(DEFICIT) B/F	上期累計盈餘/(赤字)	13,121,091.76	12,464,848.61
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)**	**13,614,858.46**	**13,614,858.46**

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 BUILDING CODE : 0831P1
INCOME STATEMENT FOR THE MONTH APR-2026
(Expressed in Hong Kong Dollars)

		CURRENT MONTH	YEAR TO DATE
INCOME	收入		
		-	-
EXPENDITURES	費用		
CLEANING	清潔	60,349.00	241,396.00
GARDENING	園藝	19,500.00	78,000.00
INSURANCE	保險	26,889.23	155,536.93
MANAGEMENT OFFICE EXPENSES	管理處費用	18,460.24	83,297.16
OFFICE EQUIP & DECORATION	寫字樓設備及裝修	6,296.50	10,748.40
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	29,000.00	63,000.00
R & M - FIRE SERVICE & EQUIP	維修保養-消防設施	-	5,100.00
R & M - LIFT	維修保養-電梯	43,680.00	174,720.00
R & M - SECURITY SYSTEM/CABD/SMATV	維修保養-保安/天線/電視系統	5,169.96	16,433.32
SALARIES AND ALLOWANCES	薪金與津貼	268,140.94	1,086,225.14
SHARE OF COMMON POOL EXPENSES	同期共同費用分攤	(479,719.97)	(1,948,190.71)
STAFF WELFARE	員工福利	-	1,450.00
STATIONERY & PRINTING	文具及印刷	-	17,527.06
TELEPHONE CHARGES	電話費	2,113.00	8,450.00
UNIFORM	制服	121.10	223.00
WATER	水費	-	83.70
		-	-
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 APR 2026 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

	APR-2026	APR-2025
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
	70,000.00	70,000.00
Current assets 流動資產		
Current account with manager 經理人往來賬	428,178.88	223,753.29
Current account with management company 管理人往來	9,327,954.25	9,318,576.20
Management fee receivable 應收管理費	1,315,570.48	1,176,858.87
Other receivable/prepayment 其他應收款/預付款	3,008,410.61	3,043,836.22
Other deposits 其他按金	800.00	800.00
Bank fixed deposit 銀行定期存款	7,284,314.94	7,071,784.34
Bank balance and cash 銀行存款及現金	12,190,856.34	8,469,951.92
	33,556,085.50	29,305,560.84
Current liabilities 流動負債		
Current account with intra property 物業內部往來賬	1,470,943.11	951,252.30
Other refundable deposits 其他按金	250,610.00	266,610.00
Accounts payable 應付賬款	9,753,401.16	6,747,687.43
Other payables 其他應付賬款	170,311.58	-
Temporary receipt 暫收賬款	96,680.00	73,620.00
Advance management fee received 預收管理費	445,832.75	379,659.67
	12,187,778.60	8,418,829.40
Net current assets/(Liabilities) 流動資產淨值/(流動負債淨值)	21,368,306.90	20,886,731.44
Total assets less current liabilities 總資產減去流動負債	21,438,306.90	20,956,731.44
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
	4,052,800.00	4,052,800.00
Net assets/(Liabilities) 資產淨值/(負債淨值)	17,385,506.90	16,903,931.44
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	2,653,048.44	2,432,048.44
	3,770,648.44	3,549,648.44
Accumulated Surplus/(Deficit) b/f 年初累積盈餘/(赤字)	12,464,848.61	13,717,857.15
Surplus/(Deficit) for the year 本年盈餘/(赤字)	1,150,009.85	(363,574.15)
Accumulated Surplus/(Deficit) c/f 期末累積盈餘/(赤字)	13,614,858.46	13,354,283.00
	17,385,506.90	16,903,931.44

SUN TUEN MUN CTR POOL
Statement of financial position as at 30 APR 2026 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

	APR-2026	APR-2025
Non-current assets 非流動資產	HKD	HKD
Water, Electricity, Gas deposit 水、電、煤氣按金	250.00	250.00
	250.00	250.00
Current assets 流動資產		
Current account with intra property 物業內部往來賬	1,502,211.07	1,029,183.59
Other receivable/prepayment 其他應收款/預付款	12,161.68	17,971.08
	1,514,372.75	1,047,154.67
Current liabilities 流動負債		
Current account with manager 經理人往來賬	693,132.34	630,526.04
Accounts payable 應付賬款	764,276.88	411,640.10
Other payables 其他應付賬款	57,213.53	5,238.53
	1,514,622.75	1,047,404.67
Net current assets/(Liabilities) 流動資產淨值/(流動負債淨值)	(250.00)	(250.00)
Net assets/(Liabilities) 資產淨值/(負債淨值)	-	-