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 JUL-2026**
(Expressed in Hong Kong Dollars)

| | | CURRENT MONTH | YEAR TO DATE |
|---|---|---|---|
| **INCOME** | 收入 | | |
| MANAGEMENT FEE INCOME | 管理費 | 3,406,280.00 | 22,999,880.00 |
| RECREATION INCOME | 康樂設施 | 6,648.00 | 28,373.00 |
| INTEREST INCOME | 利息 | 4,349.57 | 47,188.70 |
| SUNDRIES INCOME | 雜項 | 20,506.00 | 207,412.40 |
| LICENCE FEE INCOME | 許可証 | 73,130.00 | 487,401.69 |
| | | 3,510,913.57 | 23,770,255.79 |
| **EXPENDITURES** | 費用 | | |
| CLEANING | 清潔 | 319,744.00 | 2,609,714.80 |
| ELECTRICITY | 電費 | 341,970.72 | 2,279,766.02 |
| FESTIVAL EXPENSES | 節日費用 | - | 9,793.39 |
| GARDENING | 園藝 | 28,000.00 | 198,000.00 |
| GENERAL RECREATIONAL FACILITIES | 一般康樂設施 | 6,097.80 | 37,982.10 |
| HARDWARE & TOOLS | 五金用品及工具 | 7,568.50 | 83,919.20 |
| INSURANCE | 保險 | - | 523,228.05 |
| MANAGEMENT COMPANY'S REMUNERATION | 管理公司酬金 | 99,914.00 | 699,398.00 |
| MANAGEMENT OFFICE EXPENSES | 管理處費用 | 1,338.00 | 32,708.00 |
| PROFESSIONAL FEE AND BANK CHARGES | 專業服務及銀行費用 | 20,956.45 | 205,551.78 |
| PUBLIC FACILITIES | 公共設施 | - | 127,100.00 |
| R & M - AIR CONDITIONING SYSTEM | 維修保養-冷氣系統 | - | 130,260.00 |
| R & M - BLDG STRUCTURE & EQUIP | 維修保養-大廈結構及設備 | 147,800.00 | 1,236,600.00 |
| R & M - ELECT FACILITIES | 維修保養-電器設施 | 44,800.00 | 115,850.00 |
| R & M - FIRE SERVICE & EQUIP | 維修保養-消防設施 | 332,392.00 | 423,917.00 |
| R & M - LIFT | 維修保養-電梯 | 163,800.00 | 1,146,600.00 |
| R & M - PLUMBING & DRAINAGE | 維修保養-水泵及渠務 | 103,995.00 | 776,365.00 |
| R & M - SECURITY SYSTEM/CABD/SMATV | 維修保養-保安/天線/電視系統 | 17,943.30 | 177,183.32 |
| SALARIES AND ALLOWANCES | 薪金與津貼 | 893,701.64 | 6,956,456.05 |
| SHARE OF COMMON POOL EXPENSES | 同期共同費用分攤 | 363,326.99 | 2,534,199.45 |
| STAFF WELFARE | 員工福利 | 2,400.00 | 20,524.00 |
| STATIONERY & PRINTING | 文具及印刷 | 5,750.00 | 23,830.70 |
| SWIMMING POOL EXPENSES | 游泳池費用 | - | 12,320.00 |
| TELEPHONE CHARGES | 電話費 | 348.00 | 2,432.00 |
| UNIFORM | 制服 | 774.00 | 5,464.20 |
| WATER | 水費 | 8,362.90 | 30,990.30 |
| | | 2,910,983.30 | 20,400,153.36 |
| SURPLUS/(DEFICIT) BEFORE FUND TRANSFER | 備用基金撥備前之盈餘/(赤字) | 599,930.27 | 3,370,102.43 |
| 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) | (245,000.00) |
| **SURPLUS/(DEFICIT) FOR THE PERIOD** | **本期盈餘/(赤字)** | **564,930.27** | **3,125,102.43** |
| ADD: | 加: | | |
| ACCUMULATED SURPLUS/(DEFICIT) B/F | 上期累計盈餘/(赤字) | 15,067,410.77 | 12,464,848.61 |
| PRIOR YEAR ADJUSTMENT SURPLUS/(DEFICIT) | 上年度調整盈餘/(赤字) | - | 42,390.00 |
| MOVEMENT OF ACCUMULATED SURPLUS/(DEFICIT) | 累計盈餘/(赤字) 變動 | - | - |
| **ACCUMULATED SURPLUS/(DEFICIT) C/F** | **累計盈餘/(赤字)** | **15,632,341.04** | **15,632,341.04** |

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 JUL-2026**
(Expressed in Hong Kong Dollars)

| | | CURRENT MONTH | YEAR TO DATE |
|---|---|---|---|
| **INCOME** | 收入 | | |
| | | - | - |
| **EXPENDITURES** | 費用 | | |
| CLEANING | 清潔 | 117,000.00 | 535,745.00 |
| GARDENING | 園藝 | 19,848.30 | 136,848.30 |
| HARDWARE & TOOLS | 五金用品及工具 | - | 258.00 |
| INSURANCE | 保險 | - | 155,536.93 |
| MANAGEMENT OFFICE EXPENSES | 管理處費用 | 20,530.74 | 147,486.88 |
| OFFICE EQUIP & DECORATION | 寫字樓設備及裝修 | - | 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 | - | 74,000.00 |
| R & M - FIRE SERVICE & EQUIP | 維修保養-消防設施 | 2,640.00 | 7,740.00 |
| R & M - LIFT | 維修保養-電梯 | 43,680.00 | 305,760.00 |
| R & M - PLUMBING & DRAINAGE | 維修保養-水泵及渠務 | - | 7,000.00 |
| R & M - SECURITY SYSTEM/CABD/SMATV | 維修保養-保安/天線/電視系統 | 3,796.70 | 34,496.68 |
| SALARIES AND ALLOWANCES | 薪金與津貼 | 274,264.34 | 1,911,678.03 |
| SHARE OF COMMON POOL EXPENSES | 同期共同費用分攤 | (484,435.98) | (3,378,932.58) |
| STAFF WELFARE | 員工福利 | 400.00 | 2,215.00 |
| STATIONERY & PRINTING | 文具及印刷 | 60.00 | 28,207.06 |
| TELEPHONE CHARGES | 電話費 | 2,113.00 | 14,788.00 |
| UNIFORM | 制服 | 35.50 | 273.20 |
| WATER | 水費 | 67.40 | 151.10 |
| | | - | - |
| 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 JUL 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

| | JUL-2026 | JUL-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 | 66,298.74 | 44,510.51 |
| 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 | 1,241,000.48 | 1,161,151.48 |
| Other receivable/prepayment 其他應收款/預付款 | 2,953,146.56 | 3,033,744.32 |
| 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 | 15,543,632.15 | 10,063,707.85 |
| | 36,417,147.12 | 30,694,274.70 |
| Current liabilities 流動負債 | | |
| Current account with intra property 物業內部往來賬 | 1,424,234.16 | 1,034,548.66 |
| Other refundable deposits 其他按金 | 238,610.00 | 266,610.00 |
| Accounts payable 應付賬款 | 10,491,450.65 | 8,067,539.25 |
| Other payables 其他應付賬款 | 197,312.06 | 45,621.00 |
| Temporary receipt 暫收賬款 | 81,840.00 | 73,620.00 |
| Advance management fee received 預收管理費 | 492,910.77 | 416,128.31 |
| | 12,926,357.64 | 9,904,067.22 |
| Net current assets/(Liabilities) 流動資產淨值/(流動負債淨值) | 23,490,789.48 | 20,790,207.48 |
| Total assets less current liabilities 總資產減去流動負債 | 23,560,789.48 | 20,860,207.48 |
| 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) | 19,507,989.48 | 16,807,407.48 |
| 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 | 2,758,048.44 | 2,537,048.44 |
| | 3,875,648.44 | 3,654,648.44 |
| 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) | 3,167,492.43 | (565,098.11) |
| Accumulated Surplus/(Deficit) c/f 期末累積盈餘/(赤字) | 15,632,341.04 | 13,152,759.04 |
| | 19,507,989.48 | 16,807,407.48 |

SUN TUEN MUN CTR POOL
Statement of financial position as at 31 JUL 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

| | JUL-2026 | JUL-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 | 1,475,277.61 | 1,055,598.10 |
| Other receivable/prepayment 其他應收款/預付款 | 9,161.68 | 14,971.08 |
| | 1,484,439.29 | 1,070,569.18 |
| Current liabilities 流動負債 | | |
| Current account with manager 經理人往來賬 | 328,476.47 | 328,474.35 |
| Accounts payable 應付賬款 | 1,085,292.29 | 725,477.30 |
| Other payables 其他應付賬款 | 70,920.53 | 16,867.53 |
| | 1,484,689.29 | 1,070,819.18 |
| 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) | - | - |