



康德服務有限公司
Kenda Services Limited

大廈名稱
NAME OF BUILDING

翠麗花園
TSUI LAI GARDEN

收支帳項
MONTH: 11/2021

INCOME & EXPENDITURE ACCOUNT

		Note	HK\$
INCOME	收入		
Management Fees	管理費		1,426,835.00
Sundry Income	其他	(1)	206,665.36
TOTAL INCOME	總收入		1,633,500.36
EXPENDITURE	支出		
Staff Costs	員工開支	(2)	625,017.68
Cleaning Charges	清潔費	(3)	251,945.00
Contract Maintenance	合約保養	(4)	75,802.74
Repairs	修理費	(5)	98,913.00
Depreciation	折舊	(6)	34,430.11
Electricity	電費		194,154.00
Insurance	保險費		19,522.00
Gardening & Decoration	園藝及裝飾		18,966.00
Sundry Expenses	雜項	(7)	28,821.00
Manager's Remuneration	經理人酬金		53,000.00
TOTAL EXPENDITURE	總支出		1,400,571.53
Surplus / (Deficit) for the Month	本期盈餘 / (赤字)		232,928.83
Fund Transfer	基金轉調		(410,492.00)
Surplus / (Deficit) B/F	盈餘 / (赤字) 滾存		1,121,938.52 *
TOTAL SURPLUS / (DEFICIT)	盈餘 / (赤字) 總額		944,375.35

* Including Audit Adjustment Year 2019

Stated Surplus B/F as of 10/2021	278,338.52
Audit Adjustment for 2019	843,600.00
Adjusted Surplus B/F as of 11/2021	<u>1,121,938.52</u>

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備註:

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翠麗花園
TSUI LAI GARDEN

資產負債表
BALANCE SHEET

截至 2021年11月30日
AS AT 30/11/2021

	Note	HK\$
<u>FIXED ASSETS</u>		<u>2,019,797.93</u>
<u>CURRENT ASSETS</u>		
Cash at Bank & on Hand	(8)	2,859,962.15
Cash at Bank - Owners' Corporation	(9)	41,403,311.31
Account Receivable	(10)	554,430.00
Utility Deposits		539,100.00
Prepayments		39,496.97
Current Account with Manager		(11,346.20)
		<u>45,384,954.23</u>
<u>CURRENT LIABILITIES</u>		
Receipt in Advance		14,316,571.00
Accounts Payable & Accruals	(11)	3,526,968.36
		<u>17,843,539.36</u>
<u>NET ASSETS / (LIABILITIES)</u>		<u>29,561,212.80</u>
<u>REPRESENTED BY</u>		
Operating Surplus /(Deficit)		944,375.35
Various Deposits Received		2,452,247.00
Contingency Fund	(12)	12,308,079.50
Estate Activities Recreational Fund	(13)	(10,980.05)
Special Fund for Tsui Lai Garden	(14)	13,867,491.00
		<u>29,561,212.80</u>

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翠麗花園
TSUI LAI GARDEN

大廈名稱
NAME OF BUILDING

INCOME & EXPENDITURE ACCOUNT

收支帳項
MONTH: 1/2021

	COMMON HK\$	RESIDENTIAL HK\$	COMMERCIAL HK\$	CARPARK HK\$	幼稚園 HK\$	合共 TOTAL HK\$
INCOME						
Management Fees	0.00	1,232,845.00	130,206.00	59,965.00	3,819.00	1,426,835.00
Sundry Income	(243,179.64)	400,792.00	36,609.00	10,512.00	1,932.00	206,665.36
TOTAL INCOME	(243,179.64)	1,633,637.00	166,815.00	70,477.00	5,751.00	1,633,500.36
EXPENDITURE						
Staff Costs	355,228.12	214,330.50	7,395.75	48,063.31	0.00	625,017.68
Cleaning Charges	68,844.00	154,056.00	15,645.00	13,400.00	0.00	251,945.00
Contract Maintenance	2,400.00	66,232.74	4,320.00	2,850.00	0.00	75,802.74
Repairs	9,953.00	78,510.00	0.00	10,450.00	0.00	98,913.00
Depreciation	34,225.63	204.48	0.00	0.00	0.00	34,430.11
Electricity	9,844.00	143,710.00	37,700.00	2,900.00	0.00	194,154.00
Insurance	19,522.00	0.00	0.00	0.00	0.00	19,522.00
Gardening & Decoration	18,966.00	0.00	0.00	0.00	0.00	18,966.00
Sundry Expenses	12,412.65	15,784.35	624.00	0.00	0.00	28,821.00
Manager's Remuneration	0.00	45,877.00	5,316.00	1,526.00	281.00	53,000.00
TOTAL EXPENDITURE	531,395.40	718,705.07	71,000.75	79,189.31	281.00	1,400,571.53
Operating Surplus / (Deficit) before Fund Transfer	(774,575.04)	914,931.93	95,814.25	(8,712.31)	5,470.00	232,928.83
Fund Transfer	(100.00)	(410,392.00)	0.00	0.00	0.00	(410,492.00)
Operating Surplus / (Deficit)	(774,675.04)	504,539.93	95,814.25	(8,712.31)	5,470.00	(177,563.17)
Allocation For Common Deficit						
Residential 住宅	20,159.00	670,558.71	0.00	0.00	0.00	0.00
Commercial 商場	2,335.00	77,699.91	(77,699.91)	0.00	0.00	0.00
Carpark 車場	670.00	22,310.64	0.00	(22,310.64)	0.00	0.00
Kindergarten 幼稚園	124.00	4,105.78	0.00	0.00	(4,105.78)	0.00
	23,288.00	100.00%				
Operating Surplus / (Deficit)	0.00	(166,018.78)	18,114.34	(31,022.95)	1,364.22	(177,563.17)
Surplus / (Deficit) B/F	0.00	571,020.89	609,318.16	(105,073.64)	46,673.11	1,121,938.52
TOTAL SURPLUS / (DEFICIT)	0.00	405,002.11	627,432.50	(136,096.59)	48,037.33	944,375.35

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NAME OF BUILDING

翠麗花園
TSUI LAI GARDEN

收支帳項
MONTH: 11/2021

INCOME & EXPENDITURE ACCOUNT

		共用 <u>COMMON</u> HK\$	住宅 <u>RESIDENTIAL</u> HK\$
<u>INCOME</u>	收入		
Management Fees	管理費	0.00	1,232,845.00
Sundry Income	其他	(243,179.64)	400,792.00
<u>TOTAL INCOME</u>	總收入	(243,179.64)	1,633,637.00
<u>EXPENDITURE</u>	支出		
Staff Costs	員工開支	355,228.12	214,330.50
Cleaning Charges	清潔費	68,844.00	154,056.00
Contract Maintenance	合約保養	2,400.00	66,232.74
Repairs	修理費	9,953.00	78,510.00
Depreciation	折舊	34,225.63	204.48
Electricity	電費	9,844.00	143,710.00
Insurance	保險費	19,522.00	0.00
Gardening & Decoration	園藝及裝飾	18,966.00	0.00
Sundry Expenses	雜項	12,412.65	15,784.35
Manager's Remuneration	經理人酬金	0.00	45,877.00
<u>TOTAL EXPENDITURE</u>	總支出	531,395.40	718,705.07
Operating Surplus / (Deficit) before Fund Transfer	基金轉調前盈餘 / (赤字)	(774,575.04)	914,931.93
Fund Transfer	基金轉調	(100.00)	(410,392.00)
Operating Surplus / (Deficit)	本期盈餘 / (赤字)	(774,675.04)	504,539.93
Allocation For Common Deficit	分攤共用收支虧損		
Residential 住宅	SHARES	86.56%	(670,558.71)
Operating Surplus / (Deficit)	本期盈餘 / (赤字)		(166,018.78)
Surplus / (Deficit) B/F	盈餘 / (赤字) 滾存		571,020.89
<u>TOTAL SURPLUS / (DEFICIT)</u>	盈餘 / (赤字) 總額		405,002.11

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收支帳項
MONTH: 11/2021

INCOME & EXPENDITURE ACCOUNT

		共用 <u>COMMON</u> HK\$	商場 <u>COMMERCIAL</u> HK\$
INCOME	收入		
Management Fees	管理費	0.00	130,206.00
Sundry Income	其他	(243,179.64)	36,609.00
TOTAL INCOME	總收入	<u>(243,179.64)</u>	<u>166,815.00</u>
EXPENDITURE	支出		
Staff Costs	員工開支	355,228.12	7,395.75
Cleaning Charges	清潔費	68,844.00	15,645.00
Contract Maintenance	合約保養	2,400.00	4,320.00
Repairs	修理費	9,953.00	0.00
Depreciation	折舊	34,225.63	0.00
Electricity	電費	9,844.00	37,700.00
Insurance	保險費	19,522.00	0.00
Gardening & Decoration	園藝及裝飾	18,966.00	0.00
Sundry Expenses	雜項	12,412.65	624.00
Manager's Remuneration	經理人酬金	0.00	5,316.00
TOTAL EXPENDITURE	總支出	<u>531,395.40</u>	<u>71,000.75</u>
Operating Surplus / (Deficit) before Fund Transfer	基金轉調前盈餘 / (赤字)	(774,575.04)	95,814.25
Fund Transfer	基金轉調	(100.00)	0.00
Operating Surplus / (Deficit)	本期盈餘 / (赤字)	<u>(774,675.04)</u>	<u>95,814.25</u>
Allocation For Common Deficit	分攤共用收支虧損		
Commercial 商場	SHARES	10.03%	<u>(77,699.91)</u>
Operating Surplus / (Deficit)	本期盈餘 / (赤字)		18,114.34
Surplus / (Deficit) B/F	盈餘 / (赤字)滾存		<u>609,318.16</u>
TOTAL SURPLUS / (DEFICIT)	盈餘 / (赤字)總額		<u><u>627,432.50</u></u>

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收支帳項
MONTH: 11/2021

INCOME & EXPENDITURE ACCOUNT

		共用 COMMON HK\$	車場 CARPARK HK\$
INCOME	收入		
Management Fees	管理費	0.00	59,965.00
Sundry Income	其他	(243,179.64)	10,512.00
TOTAL INCOME	總收入	(243,179.64)	70,477.00
EXPENDITURE	支出		
Staff Costs	員工開支	355,228.12	48,063.31
Cleaning Charges	清潔費	68,844.00	13,400.00
Contract Maintenance	合約保養	2,400.00	2,850.00
Repairs	修理費	9,953.00	10,450.00
Depreciation	折舊	34,225.63	0.00
Electricity	電費	9,844.00	2,900.00
Insurance	保險費	19,522.00	0.00
Gardening & Decoration	園藝及裝飾	18,966.00	0.00
Sundry Expenses	雜項	12,412.65	0.00
Manager's Remuneration	經理人酬金	0.00	1,526.00
TOTAL EXPENDITURE	總支出	531,395.40	79,189.31
Operating Surplus / (Deficit) before Fund Transfer	基金轉調前盈餘 / (赤字)	(774,575.04)	(8,712.31)
Fund Transfer	基金轉調	(100.00)	0.00
Operating Surplus / (Deficit)	本期盈餘 / (赤字)	(774,675.04)	(8,712.31)
Allocation For Common Deficit	分攤共用收支虧損		
Carpark 車場	SHARES	2.88%	(22,310.64)
Operating Surplus / (Deficit)	本期盈餘 / (赤字)		(31,022.95)
Surplus / (Deficit) B/F	盈餘 / (赤字) 滾存		(105,073.64)
TOTAL SURPLUS / (DEFICIT)	盈餘 / (赤字) 總額		(136,096.59)

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TSUI LAI GARDEN

收支帳項
MONTH: 11/2021

INCOME & EXPENDITURE ACCOUNT

		共用 <u>COMMON</u> HK\$	幼稚園 <u>KINDERGARTEN</u> HK\$
INCOME	收入		
Management Fees	管理費	0.00	3,819.00
Sundry Income	其他	(243,179.64)	1,932.00
TOTAL INCOME	總收入	<u>(243,179.64)</u>	<u>5,751.00</u>
EXPENDITURE	支出		
Staff Costs	員工開支	355,228.12	0.00
Cleaning Charges	清潔費	68,844.00	0.00
Contract Maintenance	合約保養	2,400.00	0.00
Repairs	修理費	9,953.00	0.00
Depreciation	折舊	34,225.63	0.00
Electricity	電費	9,844.00	0.00
Insurance	保險費	19,522.00	0.00
Gardening & Decoration	園藝及裝飾	18,966.00	0.00
Sundry Expenses	雜項	12,412.65	0.00
Manager's Remuneration	經理人酬金	0.00	281.00
TOTAL EXPENDITURE	總支出	<u>531,395.40</u>	<u>281.00</u>
Operating Surplus / (Deficit) before Fund Transfer	基金轉調前盈餘 / (赤字)	(774,575.04)	5,470.00
Fund Transfer	基金轉調	(100.00)	0.00
Operating Surplus / (Deficit)	本期盈餘 / (赤字)	<u>(774,675.04)</u>	<u>5,470.00</u>
Allocation For Common Deficit	分攤共用收支虧損		
Kindergarten 幼稚園	SHARES	0.53%	<u>(4,105.78)</u>
Operating Surplus / (Deficit)	本期盈餘 / (赤字)		1,364.22
Surplus / (Deficit) B/F	盈餘 / (赤字) 滾存		<u>46,673.11</u>
TOTAL SURPLUS / (DEFICIT)	盈餘 / (赤字) 總額		<u><u>48,037.33</u></u>

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翠麗花園

(1)	<u>二零二一年十一月份其他收入</u>	港幣
	利息	152.36
	牌照費	84,450.00
	其他	122,063.00
		<u>206,665.36</u>
(2)	<u>二零二一年十一月份員工開支</u>	
	員工薪津	
	薪酬及津貼	512,540.01
	強積金/長期服務金	24,127.47
	年賞預留	5,023.00
	員工招募費	427.20
	臨時保安員薪酬	82,900.00
		<u>625,017.68</u>
(3)	<u>二零二一年十一月份清潔費</u>	
	清潔合約	218,000.00
	垃圾袋	26,445.00
	清理濕垃圾服務	6,000.00
	清理雜物車及運走服務	1,500.00
		<u>251,945.00</u>
(4)	<u>二零二一年十一月份合約保養</u>	
	升降機保養	119,502.00
	水泵系統及清洗水缸服務	13,020.00
	公共天線及衛星電視保養	4,800.00
	冷氣系統保養	4,000.00
	車場系統保養	2,850.00
	發電機保養	2,240.00
	閉路電視及對講機保養合約	2,100.00
	緊急維修服務	300.00
	升降機保養因故障扣款	(26,416.26)
	豁免升降機保養費用	(46,593.00)
		<u>75,802.74</u>

翠麗花園

(5)	<u>二零二一年十一月份修理費</u>	港幣
	維修物料(銅喉、五金及雜項配件等)	22,720.00
	購買水泵	20,580.00
	光管/燈泡及照明用品	19,708.00
	高壓通渠及吸井	15,140.00
	污水喉滲漏維修工程	12,900.00
	外牆防水工程	7,600.00
	紅外線溫度儀	265.00
		<u>98,913.00</u>
(6)	<u>二零二一年十一月份基本建設</u>	
	折舊	<u>34,430.11</u>
(7)	<u>二零二一年十一月份雜項</u>	
	物業稅	9,000.00
	印刷費	3,666.84
	郵費	1,114.50
	電話費	1,070.00
	銀行費用	826.45
	文具	570.60
	交通費	465.00
	其他	12,107.61
		<u>28,821.00</u>

翠麗花園

(8) 二零二一年十一月份銀行存款及現金

儲蓄及往來存款：			
渣打銀行		港幣	附註
匯豐銀行		2,780,408.30	1
		64,553.85	2
		<u>2,844,962.15</u>	
現金		15,000.00	
		<u>2,859,962.15</u>	

(9) 二零二一年十一月份法團銀行存款

法團銀行戶口交易資料乃參考附表所列的銀行結單編製

定期存款：

銀行	戶口號碼	法團戶口最新結單	
中國銀行	012-598-5-091235-7	定期單 1/6/2021 (由 1/6/2021 至 1/12/2021)	2,008,450.72
中國銀行	012-598-5-092383-0	定期單 4/8/2021 (由 4/8/2021 至 4/2/2022)	13,929,456.02
中國銀行	012-598-5-093288-3	定期單 21/9/2021 (由 21/9/2021 至 21/3/2022)	12,637,760.00
中國銀行	012-598-5-093289-6	定期單 21/9/2021 (由 21/9/2021 至 21/3/2022)	1,464,380.00
中國銀行	012-598-5-093290-6	定期單 21/9/2021 (由 21/9/2021 至 21/3/2022)	420,480.00
中國銀行	012-598-5-093292-2	定期單 21/9/2021 (由 21/9/2021 至 21/3/2022)	77,380.00
渣打銀行	973-3-317250-4	定期單 21/9/2021 (由 21/9/2021 至 21/3/2022)	1,001,426.00
中國銀行	012-598-5-093900-4	定期單 22/10/2021 (由 22/10/2021 至 22/4/2022)	8,462,168.83
東亞銀行	150-68-01729-4	定期單 4/11/2021 (由 4/11/2021 至 4/5/2022)	1,007,765.00
			<u>41,009,266.57</u>

儲蓄及往來存款：

銀行	戶口號碼	法團戶口最新結單	
中國銀行	012-598-2-009913-4	收到截至 30/11/2021	80,012.54
中國銀行	012-598-2-009915-0	收到截至 30/11/2021	314,019.93
中國銀行	012-598-2-009914-7	收到截至 30/11/2021	0.00
東亞銀行	015-150-68-01729-4	收到截至 30/11/2021	0.68
東亞銀行	015-150-68-01729-4	收到截至 30/11/2021	0.00
渣打銀行	407-1-130487-4	收到截至 3/12/2021	1.59
渣打銀行	407-0-087328-7	收到截至 3/12/2021	10.00
			<u>394,044.74</u>
			<u>41,403,311.31</u>

(10) 二零二一年十一月份應收款項

應收管理費	513,930.00
其他收入	12,000.00
應收牌照費	28,500.00
	<u>554,430.00</u>

翠麗花園

(11) 二零二一年十一月份應付款項

按金：

牌照按金	2,000.00
裝修按金	532,000.00
霓虹光管按金	30,000.00
臨時水、電按金	17,000.00
安裝冷氣按金	2,000.00
住戶水錶按金	100.00
天線牌照費按金	139,780.00
清潔合約按金	436,000.00
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1,158,880.00

預留款項：

長期服務金預留	704,338.36
電費預留	220,700.00
年假預留	25,900.00
物業稅預留	46,070.00
年賞預留	47,508.00
水費預留	12,200.00
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1,056,716.36

應付未付款項：

臨時保安員服務	161,950.00
颱風山竹破壞後復修工程	16,500.00
清潔合約	218,000.00
外牆防水工程	230,499.00
升降機保養	478,008.00
園藝保養合約	18,500.00
平台防水維修工程	8,480.00
水泵系統及清洗水缸服務	13,020.00
公共天線及衛星電視保養	4,800.00
閉路電視及對講機保養合約	2,100.00
消防年檢後執修工程	5,205.00
發電機保養	2,240.00
更換消防喉	12,000.00
冷氣系統保養	4,000.00
更換排骨主喉	1,140.00
維修喉管工程	4,900.00
外牆維修工程	48,254.00
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1,229,596.00

3,445,192.36

翠麗花園

	港幣	港幣
(11) <u>二零二一年十一月份應付款項(續)</u>		
應付未付款項：		
更換食水皮芯閘制	500.00	
升降機槽底及牆身防水工程	<u>70,000.00</u>	
		70,500.00
其他：		
未兌現支票	9,700.00	
多收管理費	<u>1,576.00</u>	
		<u>11,276.00</u>
		<u>3,526,968.36</u>
(12) <u>二零二一年十一月份應變基金</u>		
承上結餘	12,427,979.50	
本月收入	100.00	
2019年核數調整	<u>(120,000.00)</u>	
結餘	<u>12,308,079.50</u>	
(13) <u>二零二一年十一月份翠麗屋苑康樂活動基金</u>		
承上結餘	12,625.95	
2019年核數調整	<u>(23,606.00)</u>	
結餘	<u>(10,980.05)</u>	
(14) <u>二零二一年十一月份翠麗特別基金</u>		
承上結餘	14,180,699.00	
本月收入	94,450.00	
石油氣專營權費用2021年9至11月(共120期,總數\$12,637,760)	315,942.00	
2019年核數調整	<u>(723,600.00)</u>	
結餘	<u>13,867,491.00</u>	

備註：

- 此報表是依據本公司於準備文件時所取得的資訊及材料而製備。因應情況所需，本公司可能會作出修訂並向業主作出匯報。