



康德服務有限公司  
Kenda Services Limited

大廈名稱

翠麗花園

NAME OF BUILDING

TSUI LAI GARDEN

收支帳項

INCOME & EXPENDITURE ACCOUNT

MONTH: 03/2022

		Note	HKS
<b><u>INCOME</u></b>	<b>收入</b>		
Management Fees	管理費		1,426,835.00
Sundry Income	其他	(1)	247,607.79
<b><u>TOTAL INCOME</u></b>	<b>總收入</b>		<b>1,674,442.79</b>
<b><u>EXPENDITURE</u></b>	<b>支出</b>		
Staff Costs	員工開支	(2)	599,432.42
Cleaning Charges	清潔費	(3)	230,000.00
Contract Maintenance	合約保養	(4)	148,812.00
Repairs	修理費	(5)	54,525.00
Depreciation	折舊	(6)	35,609.26
Electricity	電費		164,745.00
Insurance	保險費		29,204.00
Gardening & Decoration	園藝及裝飾		18,500.00
Sundry Expenses	雜項	(7)	35,507.66
Manager's Remuneration	經理人酬金		53,000.00
<b><u>TOTAL EXPENDITURE</u></b>	<b>總支出</b>		<b>1,369,335.34</b>
Surplus / (Deficit) for the Month	本期盈餘 / (赤字)		305,107.45
Fund Transfer	基金轉調		(187,379.00)
Surplus / (Deficit) B/F	盈餘 / (赤字)滾存		373,772.34
<b><u>TOTAL SURPLUS / (DEFICIT)</u></b>	<b>盈餘 / (赤字)總額</b>		<b>491,500.79</b>

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備註:

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- 法團銀行戶口交易資料乃參考附表所列的銀行結單編製。



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TSUI LAI GARDEN

資產負債表  
BALANCE SHEET  
截至 2022年03月31日  
AS AT 31/03/2022

	Note	HK\$
<b><u>FIXED ASSETS</u></b>		<u>1,878,754.85</u>
<b><u>CURRENT ASSETS</u></b>		
Cash at Bank & on Hand	(8)	3,126,328.90
Cash at Bank - Owners' Corporation	(9)	41,432,323.71
Account Receivable	(10)	317,727.00
Utility Deposits		539,100.00
Prepayments		182,693.95
Current Account with Manager		87,046.43
		<u>45,685,219.99</u>
<b><u>CURRENT LIABILITIES</u></b>		
Receipt in Advance		13,878,972.00
Accounts Payable & Accruals	(11)	3,995,640.25
		<u>17,874,612.25</u>
<b><u>NET ASSETS / (LIABILITIES)</u></b>		<u>29,689,362.59</u>
<b><u>REPRESENTED BY</u></b>		
Operating Surplus /(Deficit)		491,500.79
Various Deposits Received		2,452,247.00
Contingency Fund	(12)	12,131,479.50
Special Fund for Tsui Lai Garden	(13)	14,614,135.30
		<u>29,689,362.59</u>

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翠麗花園  
TSUI LAI GARDEN

大廈名稱  
NAME OF BUILDING

收支帳項 INCOME & EXPENDITURE ACCOUNT

MONTH: 03/2022

	COMMON HKS	RESIDENTIAL HKS	COMMERCIAL HKS	CARPARK HKS	KINDERGARTEN HKS	TOTAL HKS
	共用	住宅	商場	車場	幼稚園	合共
<b>INCOME</b>						
Management Fees	0.00	1,232,845.00	130,206.00	59,965.00	3,819.00	1,426,835.00
Sundry Income	1,260.81	226,713.72	14,744.60	4,129.54	759.12	247,607.79
<b>TOTAL INCOME</b>	1,260.81	1,459,558.72	144,950.60	64,094.54	4,578.12	1,674,442.79
<b>EXPENDITURE</b>						
Staff Costs	281,489.01	260,143.52	5,630.40	52,169.49	0.00	599,432.42
Cleaning Charges	68,844.00	126,756.00	21,000.00	13,400.00	0.00	230,000.00
Contract Maintenance	2,400.00	139,242.00	4,320.00	2,850.00	0.00	148,812.00
Repairs	5,377.00	42,826.00	6,322.00	0.00	0.00	54,525.00
Depreciation	34,248.11	1,361.15	0.00	0.00	0.00	35,609.26
Electricity	5,722.00	137,096.00	19,027.00	2,900.00	0.00	164,745.00
Insurance	29,204.00	0.00	0.00	0.00	0.00	29,204.00
Gardening & Decoration	18,500.00	0.00	0.00	0.00	0.00	18,500.00
Sundry Expenses	16,307.36	18,750.30	450.00	0.00	0.00	35,507.66
Manager's Remuneration	0.00	45,877.00	5,316.00	1,526.00	281.00	53,000.00
<b>TOTAL EXPENDITURE</b>	462,091.48	772,051.97	62,065.40	72,845.49	281.00	1,369,335.34
Operating Surplus / (Deficit) before Fund Transfer	(460,830.67)	687,506.75	82,885.20	(8,750.95)	4,297.12	305,107.45
Fund Transfer	(100.00)	(187,279.00)	0.00	0.00	0.00	(187,379.00)
Operating Surplus / (Deficit)	(460,930.67)	500,227.75	82,885.20	(8,750.95)	4,297.12	117,728.45
Allocation For Common Deficit						
Residential 住宅	20,159.00	398,981.59	0.00	0.00	0.00	0.00
Commercial 商場	2,335.00	46,231.35	(46,231.35)	0.00	0.00	0.00
Carpark 車場	670.00	13,274.80	0.00	(13,274.80)	0.00	0.00
Kindergarten 幼稚園	124.00	2,442.93	0.00	0.00	(2,442.93)	0.00
	23,288.00					
Operating Surplus / (Deficit)	0.00	101,246.16	36,653.85	(22,025.75)	1,854.19	117,728.45
Surplus / (Deficit) B/F	0.00	(138,187.13)	685,088.46	(223,830.20)	50,701.21	373,772.34
<b>TOTAL SURPLUS / (DEFICIT)</b>	0.00	(36,940.97)	721,742.31	(245,855.95)	52,555.40	491,500.79

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大廈名稱  
NAME OF BUILDING

翠麗花園  
TSUI LAI GARDEN

收支帳項  
MONTH: 03/2022

INCOME & EXPENDITURE ACCOUNT

		共用 COMMON HK\$	住宅 RESIDENTIAL HK\$
<b>INCOME</b>	<b>收入</b>		
Management Fees	管理費	0.00	1,232,845.00
Sundry Income	其他	1,260.81	226,713.72
<b>TOTAL INCOME</b>	<b>總收入</b>	<b>1,260.81</b>	<b>1,459,558.72</b>
<b>EXPENDITURE</b>	<b>支出</b>		
Staff Costs	員工開支	281,489.01	260,143.52
Cleaning Charges	清潔費	68,844.00	126,756.00
Contract Maintenance	合約保養	2,400.00	139,242.00
Repairs	修理費	5,377.00	42,826.00
Depreciation	折舊	34,248.11	1,361.15
Electricity	電費	5,722.00	137,096.00
Insurance	保險費	29,204.00	0.00
Gardening & Decoration	園藝及裝飾	18,500.00	0.00
Sundry Expenses	雜項	16,307.36	18,750.30
Manager's Remuneration	經理人酬金	0.00	45,877.00
<b>TOTAL EXPENDITURE</b>	<b>總支出</b>	<b>462,091.48</b>	<b>772,051.97</b>
Operating Surplus / (Deficit) before Fund Transfer		(460,830.67)	687,506.75
Fund Transfer	基金轉調前盈餘 / (赤字)		
	基金轉調	(100.00)	(187,279.00)
Operating Surplus / (Deficit)	本期盈餘 / (赤字)	<b>(460,930.67)</b>	<b>500,227.75</b>
Allocation For Common Deficit	分攤共用收支虧損		
Residential 住宅	SHARES	86.56%	(398,981.59)
Operating Surplus / (Deficit)	本期盈餘 / (赤字)		101,246.16
Surplus / (Deficit) B/F	盈餘 / (赤字) 滾存		(138,187.13)
<b>TOTAL SURPLUS / (DEFICIT)</b>	<b>盈餘 / (赤字) 總類</b>		<b>(36,940.97)</b>

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TSUI LAI GARDEN

收支帳項  
MONTH: 03/2022

INCOME & EXPENDITURE ACCOUNT

		共用 <u>COMMON</u> HKS	商場 <u>COMMERCIAL</u> HKS
<b>INCOME</b>	<b>收入</b>		
Management Fees	管理費	0.00	130,206.00
Sundry Income	其他	1,260.81	14,744.60
<b>TOTAL INCOME</b>	<b>總收入</b>	<b>1,260.81</b>	<b>144,950.60</b>
<b>EXPENDITURE</b>	<b>支出</b>		
Staff Costs	員工開支	281,489.01	5,630.40
Cleaning Charges	清潔費	68,844.00	21,000.00
Contract Maintenance	合約保養	2,400.00	4,320.00
Repairs	修理費	5,377.00	6,322.00
Depreciation	折舊	34,248.11	0.00
Electricity	電費	5,722.00	19,027.00
Insurance	保險費	29,204.00	0.00
Gardening & Decoration	園藝及裝飾	18,500.00	0.00
Sundry Expenses	雜項	16,307.36	450.00
Manager's Remuneration	經理人酬金	0.00	5,316.00
<b>TOTAL EXPENDITURE</b>	<b>總支出</b>	<b>462,091.48</b>	<b>62,065.40</b>
Operating Surplus / (Deficit) before Fund Transfer		(460,830.67)	82,885.20
Fund Transfer	基金轉調前盈餘 / (赤字)		
Fund Transfer	基金轉調	(100.00)	0.00
Operating Surplus / (Deficit)	本期盈餘 / (赤字)	<b>(460,930.67)</b>	<b>82,885.20</b>
Allocation For Common Deficit	分攤共用收支虧損		
Commercial 商場	SHARES 10.03%		(46,231.35)
Operating Surplus / (Deficit)	本期盈餘 / (赤字)		36,653.85
Surplus / (Deficit) B/F	盈餘 / (赤字) 滾存		685,088.46
<b>TOTAL SURPLUS / (DEFICIT)</b>	<b>盈餘 / (赤字) 總額</b>		<b>721,742.31</b>

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收支帳項  
MONTH: 03/2022

INCOME & EXPENDITURE ACCOUNT

		共用 COMMON HK\$	車場 CARPARK HK\$
<b>INCOME</b>	<b>收入</b>		
Management Fees	管理費	0.00	59,965.00
Sundry Income	其他	1,260.81	4,129.54
<b>TOTAL INCOME</b>	<b>總收入</b>	<b>1,260.81</b>	<b>64,094.54</b>
<b>EXPENDITURE</b>	<b>支出</b>		
Staff Costs	員工開支	281,489.01	52,169.49
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	5,377.00	0.00
Depreciation	折舊	34,248.11	0.00
Electricity	電費	5,722.00	2,900.00
Insurance	保險費	29,204.00	0.00
Gardening & Decoration	園藝及裝飾	18,500.00	0.00
Sundry Expenses	雜項	16,307.36	0.00
Manager's Remuneration	經理人酬金	0.00	1,526.00
<b>TOTAL EXPENDITURE</b>	<b>總支出</b>	<b>462,091.48</b>	<b>72,845.49</b>
Operating Surplus / (Deficit) before Fund Transfer		(460,830.67)	(8,750.95)
Fund Transfer	基金轉調前盈餘 / (赤字)		
	基金轉調	(100.00)	0.00
Operating Surplus / (Deficit)	本期盈餘 / (赤字)	<b>(460,930.67)</b>	<b>(8,750.95)</b>
Allocation For Common Deficit	分攤共用收支虧損		
Carpark 車場	SHARES	2.88%	<b>(13,274.80)</b>
Operating Surplus / (Deficit)	本期盈餘 / (赤字)		<b>(22,025.75)</b>
Surplus / (Deficit) B/F	盈餘 / (赤字)滾存		<b>(223,830.20)</b>
<b>TOTAL SURPLUS / (DEFICIT)</b>	<b>盈餘 / (赤字)總額</b>		<b>(245,855.95)</b>

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TSUI LAI GARDEN

收支帳項  
MONTH: 03/2022

INCOME & EXPENDITURE ACCOUNT

		共用	幼稚園
		<u>COMMON</u>	<u>KINDERGARTEN</u>
		HKS	HKS
<b>INCOME</b>	<b>收入</b>		
Management Fees	管理費	0.00	3,819.00
Sundry Income	其他	1,260.81	759.12
<b>TOTAL INCOME</b>	<b>總收入</b>	<u>1,260.81</u>	<u>4,578.12</u>
<b>EXPENDITURE</b>	<b>支出</b>		
Staff Costs	員工開支	281,489.01	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	5,377.00	0.00
Depreciation	折舊	34,248.11	0.00
Electricity	電費	5,722.00	0.00
Insurance	保險費	29,204.00	0.00
Gardening & Decoration	園藝及裝飾	18,500.00	0.00
Sundry Expenses	雜項	16,307.36	0.00
Manager's Remuneration	經理人酬金	0.00	281.00
<b>TOTAL EXPENDITURE</b>	<b>總支出</b>	<u>462,091.48</u>	<u>281.00</u>
Operating Surplus / (Deficit) before Fund Transfer		(460,830.67)	4,297.12
Fund Transfer	基金轉調前盈餘 / (赤字)		
Fund Transfer	基金轉調	(100.00)	0.00
Operating Surplus / (Deficit)	本期盈餘 / (赤字)	<u>(460,930.67)</u>	<u>4,297.12</u>
Allocation For Common Deficit Kindergarten 幼稚園	分攤共用收支虧損		
Kindergarten 幼稚園	SHARES 0.53%		(2,442.93)
Operating Surplus / (Deficit)	本期盈餘 / (赤字)		1,854.19
Surplus / (Deficit) B/F	盈餘 / (赤字) 滾存		50,701.21
<b>TOTAL SURPLUS / (DEFICIT)</b>	<b>盈餘 / (赤字) 總額</b>		<u><u>52,555.40</u></u>

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## 翠麗花園

(1)	<u>二零二二年三月份其他收入</u>	港幣
	利息	35,877.79
	牌照費	71,965.00
	石油氣專營權費用2022年3月	121,665.00
	循環廢物收入(2020年12月至2022年3月)	16,000.00
	舊衣回收回饋	1,000.00
	單車證行政費	1,000.00
	影印費	100.00
		<u>247,607.79</u>
(2)	<u>二零二二年三月份員工開支</u>	
	員工薪津	
	薪酬及津貼	456,218.27
	強積金/長期服務金	22,881.15
	年賞預留	5,023.00
	員工招募費	470.00
	臨時保安員薪酬	114,840.00
		<u>599,432.42</u>
(3)	<u>二零二二年三月份清潔費</u>	
	清潔合約	218,000.00
	清理濕垃圾服務	12,000.00
		<u>230,000.00</u>
(4)	<u>二零二二年三月份合約保養</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
		<u>148,812.00</u>



## 翠麗花園

(5)	<u>二零二二年三月份修理費</u>	港幣
	花槽修補工程	30,000.00
	維修物料(五金及雜項配件等)	8,331.00
	更換1座食水減壓缸	7,300.00
	更換商場正門右邊入口玻璃地鉸工程	4,800.00
	更換發電機電壓感應電器工程	3,800.00
	光管/燈泡及照明用品	294.00
		<u>54,525.00</u>
(6)	<u>二零二二年三月份基本建設</u>	
	折舊	<u>35,609.26</u>
(7)	<u>二零二二年三月份雜項</u>	
	物業稅	9,000.00
	印刷費	1,585.00
	交通費	1,173.00
	電話費	1,072.00
	銀行費用	831.66
	其他	21,846.00
		<u>35,507.66</u>



## 翠麗花園

(11) 二零二二年三月份應付款項	港幣	港幣
按金：		
牌照按金	2,000.00	
裝修按金	292,000.00	
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	143,930.00	
清潔合約按金	436,000.00	
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		923,030.00
預留款項：		
長期服務金預留	720,262.36	
電費預留	220,700.00	
年假預留	75,900.00	
物業稅預留	39,566.00	
年賞預留	(17,442.11)	
水費預留	12,200.00	
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		1,051,186.25
應付未付款項：		
升降機保養	717,012.00	
臨時保安員服務	347,810.00	
清潔合約	218,000.00	
外牆防水工程	160,499.00	
消防年檢後執修工程	105,205.00	
外牆維修工程	48,254.00	
園藝保養合約	37,000.00	
水泵系統及清洗水缸服務	43,280.00	
颱風山竹破壞後復修工程	16,500.00	
更換消防喉	12,000.00	
平台防水維修工程	8,480.00	
維修喉管工程	4,900.00	
公共天線及衛星電視保養	7,200.00	
冷氣系統保養	4,000.00	
發電機保養	2,240.00	
閉路電視及對講機保養合約	2,100.00	
更換排骨主喉	1,140.00	
僱員保險賠償	29,328.00	
運送文件	500.00	
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		1,765,448.00
		<hr/> 3,739,664.25

## 翠麗花園

(11) <u>二零二二年三月份應付款項(續)</u>	港幣	港幣
應付未付款項：		
拆除及改善戶外設施工程	100,000.00	
升降機槽底及牆身防水工程	70,000.00	
消防泵房垃圾槽滲漏維修工程	39,800.00	
廁所水喉維修工程	27,400.00	
消防系統設備維修工程	7,000.00	
更換食水皮芯閘制	500.00	
	<u>                    </u>	244,700.00
其他：		
未兌現支票	9,700.00	
多收管理費	1,576.00	
	<u>                    </u>	11,276.00
		<u>                    </u>
		<u>3,995,640.25</u>
(12) <u>二零二二年三月份應變基金</u>		
承上結餘	12,131,379.50	
本月收入	100.00	
結餘	<u>                    </u>	<u>12,131,479.50</u>
(13) <u>二零二二年三月份翠麗特別基金</u>		
承上結餘	14,426,856.30	*
本月收入	81,965.00	
石油氣專營權費用2022年3月(共120期,總數\$12,637,760)	105,314.00	
結餘	<u>                    </u>	<u>14,614,135.30</u>

\*包括石油氣專營權費用2021年9至12月及2022年1月至2月(共\$631,884)

## 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。