



大廈名稱

翠麗花園

NAME OF BUILDING

TSUI LAI GARDEN

收支帳項

INCOME & EXPENDITURE ACCOUNT

MONTH: 09/2023

		<u>Note</u>	<u>HK\$</u>
<b><u>INCOME</u></b>	<b>收入</b>		
Management Fees	管理費		1,426,835.00
Sundry Income	其他	(1)	505,213.31
<b><u>TOTAL INCOME</u></b>	<b>總收入</b>		<u>1,932,048.31</u>
<b><u>EXPENDITURE</u></b>	<b>支出</b>		
Staff Costs	員工開支	(2)	726,037.53
Cleaning Charges	清潔費	(3)	233,100.00
Contract Maintenance	合約保養	(4)	139,011.00
Repairs	修理費	(5)	49,967.00
Depreciation	折舊	(6)	36,436.64
Electricity	電費		230,581.00
Water	水費		217.40
Insurance	保險費		27,709.00
Gardening & Decoration	園藝及裝飾		25,832.35
Sundry Expenses	雜項	(7)	32,433.90
Manager's Remuneration	經理人酬金		39,800.00
<b><u>TOTAL EXPENDITURE</u></b>	<b>總支出</b>		<u>1,541,125.82</u>
Surplus / (Deficit) for the Month	本期盈餘 / (赤字)		390,922.49
Fund Transfer	基金轉調		(194,979.00)
Surplus / (Deficit) B/F	盈餘 / (赤字)滾存		76,916.16
<b><u>TOTAL SURPLUS / (DEFICIT)</u></b>	<b>盈餘 / (赤字)總額</b>		<u>272,859.65</u>

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康德服務有限公司

**Kenda Services Limited**

PMC licence (C-655575)

大廈名稱  
NAME OF BUILDING

翠麗花園  
TSUI LAI GARDEN

資產負債表  
BALANCE SHEET

截至 2023年09月30日  
AS AT 30/09/2023

		<u>Note</u>	<u>HK\$</u>
<b><u>FIXED ASSETS</u></b>	<b><u>固定資產</u></b>		<u>1,290,319.52</u>
<b><u>CURRENT ASSETS</u></b>	<b><u>流動資產</u></b>		
Cash at Bank & on Hand	銀行存款及現金	(8)	2,617,708.94
Cash at Bank - Owners' Corporation	銀行存款 - 法團	(9)	42,788,655.90
Account Receivable	應收款項	(10)	528,163.00
Utility Deposits	水電按金		659,100.00
Prepayments	預付費用		87,127.00
Current Account with Manager	經理人來往帳		(9,200.55)
			<u>46,671,554.29</u>
<b><u>CURRENT LIABILITIES</u></b>	<b><u>流動負債</u></b>		
Receipt in Advance	預收款項		11,695,716.00
Accounts Payable & Accruals	應付款項	(11)	4,624,404.36
			<u>16,320,120.36</u>
<b><u>NET ASSETS / (LIABILITIES)</u></b>	<b><u>資產/(負債)淨值</u></b>		<u>31,641,753.45</u>
<b><u>REPRESENTED BY</u></b>	<b><u>代表</u></b>		
Operating Surplus /(Deficit)	盈餘/(赤字)		272,859.65
Various Deposits Received	各類按金		2,452,247.00
Contingency Fund	應變基金	(12)	10,722,489.50
Special Fund for Tsui Lai Garden	翠麗特別基金	(13)	18,194,157.30
			<u>31,641,753.45</u>

**INCOME & EXPENDITURE ACCOUNT**

收支帳項  
MONTH: 09/2023

	共用 COMMON HK\$	住宅 RESIDENTIAL HK\$	商場 COMMERCIAL HK\$	車場 CARPARK HK\$	幼稚園 KINDERGARTEN HK\$	合共 TOTAL HK\$
<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	27,530.66	425,130.55	39,243.24	11,241.03	2,067.83	505,213.31
<b>TOTAL INCOME</b>	<b>27,530.66</b>	<b>1,657,975.55</b>	<b>169,449.24</b>	<b>71,206.03</b>	<b>5,886.83</b>	<b>1,932,048.31</b>
<b>EXPENDITURE</b>						
Staff Costs	444,491.61	244,244.50	4,859.50	32,441.92	0.00	726,037.53
Cleaning Charges	49,078.00	159,125.00	10,940.00	13,957.00	0.00	233,100.00
Contract Maintenance	300.00	132,949.00	5,762.00	0.00	0.00	139,011.00
Repairs	4,986.00	40,181.00	4,800.00	0.00	0.00	49,967.00
Depreciation	34,794.82	1,641.82	0.00	0.00	0.00	36,436.64
Electricity	13,672.00	158,439.00	55,570.00	2,900.00	0.00	230,581.00
Water	39.30	178.10	0.00	0.00	0.00	217.40
Insurance	27,709.00	0.00	0.00	0.00	0.00	27,709.00
Gardening & Decoration	22,637.93	3,022.27	172.15	0.00	0.00	25,832.35
Sundry Expenses	21,258.02	11,175.88	0.00	0.00	0.00	32,433.90
Manager's Remuneration	0.00	34,451.00	3,992.00	1,146.00	211.00	39,800.00
<b>TOTAL EXPENDITURE</b>	<b>618,966.68</b>	<b>785,407.57</b>	<b>86,095.65</b>	<b>50,444.92</b>	<b>211.00</b>	<b>1,541,125.82</b>
Operating Surplus / (Deficit) before Fund Transfer	(591,436.02)	872,567.98	83,353.59	20,761.11	5,675.83	390,922.49
Fund Transfer	(100.00)	(194,879.00)	0.00	0.00	0.00	(194,979.00)
Operating Surplus / (Deficit)	(591,536.02)	677,688.98	83,353.59	20,761.11	5,675.83	195,943.49
Allocation For Common Deficit						
Residential 住宅	20,159.00	512,033.58	0.00	0.00	0.00	0.00
Commercial 商場	2,335.00	59,331.06	(59,331.06)	0.00	0.00	0.00
Carpark 車場	670.00	17,036.24	0.00	(17,036.24)	0.00	0.00
Kindergarten 幼稚園	124.00	3,135.14	0.00	0.00	(3,135.14)	0.00
	23,288.00	100.00%				
Operating Surplus / (Deficit)	0.00	165,655.40	24,022.53	3,724.87	2,540.69	195,943.49
Surplus / (Deficit) B/F	0.00	(254,128.20)	774,778.37	(522,319.32)	78,585.31	76,916.16
<b>TOTAL SURPLUS / (DEFICIT)</b>	<b>0.00</b>	<b>(88,472.80)</b>	<b>798,800.90</b>	<b>(518,594.45)</b>	<b>81,126.00</b>	<b>272,859.65</b>

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大廈名稱  
 NAME OF BUILDING

翠麗花園  
 TSUI LAI GARDEN

收支帳項  
 MONTH: 09/2023

INCOME & EXPENDITURE ACCOUNT

		共用 <u>COMMON</u> HK\$	住宅 <u>RESIDENTIAL</u> HK\$
<b><u>INCOME</u></b>	<b>收入</b>		
Management Fees	管理費	0.00	1,232,845.00
Sundry Income	其他	27,530.66	425,130.55
<b><u>TOTAL INCOME</u></b>	<b>總收入</b>	<b>27,530.66</b>	<b>1,657,975.55</b>
<b><u>EXPENDITURE</u></b>	<b>支出</b>		
Staff Costs	員工開支	444,491.61	244,244.50
Cleaning Charges	清潔費	49,078.00	159,125.00
Contract Maintenance	合約保養	300.00	132,949.00
Repairs	修理費	4,986.00	40,181.00
Depreciation	折舊	34,794.82	1,641.82
Electricity	電費	13,672.00	158,439.00
Water	水費	39.30	178.10
Insurance	保險費	27,709.00	0.00
Gardening & Decoration	園藝及裝飾	22,637.93	3,022.27
Sundry Expenses	雜項	21,258.02	11,175.88
Manager's Remuneration	經理人酬金	0.00	34,451.00
<b><u>TOTAL EXPENDITURE</u></b>	<b>總支出</b>	<b>618,966.68</b>	<b>785,407.57</b>
Operating Surplus / (Deficit) before Fund Transfer	基金轉調前盈餘 / (赤字)	(591,436.02)	872,567.98
Fund Transfer	基金轉調	(100.00)	(194,879.00)
Operating Surplus / (Deficit)	本期盈餘 / (赤字)	<b>(591,536.02)</b>	<b>677,688.98</b>
Allocation For Common Deficit	分攤共用收支虧損		
Residential 住宅	SHARES	20,159.00	86.56%
			<b>(512,033.58)</b>
Operating Surplus / (Deficit)	本期盈餘 / (赤字)		165,655.40
Surplus / (Deficit) B/F	盈餘 / (赤字)滾存		(254,128.20)
<b><u>TOTAL SURPLUS / (DEFICIT)</u></b>	<b>盈餘 / (赤字)總額</b>		<b>(88,472.80)</b>



大廈名稱  
NAME OF BUILDING

翠麗花園  
TSUI LAI GARDEN

收支帳項  
MONTH: 09/2023

INCOME & EXPENDITURE ACCOUNT

		共用 <u>COMMON</u> HK\$	商場 <u>COMMERCIAL</u> HK\$
<b><u>INCOME</u></b>	<b>收入</b>		
Management Fees	管理費	0.00	130,206.00
Sundry Income	其他	27,530.66	39,243.24
<b>TOTAL INCOME</b>	<b>總收入</b>	<u>27,530.66</u>	<u>169,449.24</u>
<b><u>EXPENDITURE</u></b>	<b>支出</b>		
Staff Costs	員工開支	444,491.61	4,859.50
Cleaning Charges	清潔費	49,078.00	10,940.00
Contract Maintenance	合約保養	300.00	5,762.00
Repairs	修理費	4,986.00	4,800.00
Depreciation	折舊	34,794.82	0.00
Electricity	電費	13,672.00	55,570.00
Water	水費	39.30	0.00
Insurance	保險費	27,709.00	0.00
Gardening & Decoration	園藝及裝飾	22,637.93	172.15
Sundry Expenses	雜項	21,258.02	0.00
Manager's Remuneration	經理人酬金	0.00	3,992.00
<b>TOTAL EXPENDITURE</b>	<b>總支出</b>	<u>618,966.68</u>	<u>86,095.65</u>
Operating Surplus / (Deficit) before Fund Transfer	基金轉調前盈餘 / (赤字)	(591,436.02)	83,353.59
Fund Transfer	基金轉調	(100.00)	0.00
Operating Surplus / (Deficit)	本期盈餘 / (赤字)	<u>(591,536.02)</u>	<u>83,353.59</u>
Allocation For Common Deficit	分攤共用收支虧損		
Commercial 商場	SHARES	2,335.00 10.03%	<u>(59,331.06)</u>
Operating Surplus / (Deficit)	本期盈餘 / (赤字)		24,022.53
Surplus / (Deficit) B/F	盈餘 / (赤字)滾存		<u>774,778.37</u>
<b>TOTAL SURPLUS / (DEFICIT)</b>	<b>盈餘 / (赤字)總額</b>		<u>798,800.90</u>



大廈名稱  
NAME OF BUILDING

翠麗花園  
TSUI LAI GARDEN

收支帳項  
MONTH: 09/2023

INCOME & EXPENDITURE ACCOUNT

		共用 <u>COMMON</u> HK\$	車場 <u>CARPARK</u> HK\$
<b><u>INCOME</u></b>	<b>收入</b>		
Management Fees	管理費	0.00	59,965.00
Sundry Income	其他	27,530.66	11,241.03
<b><u>TOTAL INCOME</u></b>	<b>總收入</b>	<b>27,530.66</b>	<b>71,206.03</b>
<b><u>EXPENDITURE</u></b>	<b>支出</b>		
Staff Costs	員工開支	444,491.61	32,441.92
Cleaning Charges	清潔費	49,078.00	13,957.00
Contract Maintenance	合約保養	300.00	0.00
Repairs	修理費	4,986.00	0.00
Depreciation	折舊	34,794.82	0.00
Electricity	電費	13,672.00	2,900.00
Water	水費	39.30	0.00
Insurance	保險費	27,709.00	0.00
Gardening & Decoration	園藝及裝飾	22,637.93	0.00
Sundry Expenses	雜項	21,258.02	0.00
Manager's Remuneration	經理人酬金	0.00	1,146.00
<b><u>TOTAL EXPENDITURE</u></b>	<b>總支出</b>	<b>618,966.68</b>	<b>50,444.92</b>
Operating Surplus / (Deficit) before Fund Transfer	基金轉調前盈餘 / (赤字)	(591,436.02)	20,761.11
Fund Transfer	基金轉調	(100.00)	0.00
Operating Surplus / (Deficit)	本期盈餘 / (赤字)	<b>(591,536.02)</b>	<b>20,761.11</b>
Allocation For Common Deficit	分攤共用收支虧損		
Carpark 車場	SHARES	670.00	2.88%
			<b>(17,036.24)</b>
Operating Surplus / (Deficit)	本期盈餘 / (赤字)		<b>3,724.87</b>
Surplus / (Deficit) B/F	盈餘 / (赤字)滾存		<b>(522,319.32)</b>
<b><u>TOTAL SURPLUS / (DEFICIT)</u></b>	<b>盈餘 / (赤字)總額</b>		<b>(518,594.45)</b>



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TSUI LAI GARDEN

收支帳項  
MONTH: 09/2023

INCOME & EXPENDITURE ACCOUNT

		共用 <u>COMMON</u> HK\$	幼稚園 <u>KINDERGARTEN</u> HK\$
<b><u>INCOME</u></b>	<b>收入</b>		
Management Fees	管理費	0.00	3,819.00
Sundry Income	其他	27,530.66	2,067.83
<b><u>TOTAL INCOME</u></b>	<b>總收入</b>	<b>27,530.66</b>	<b>5,886.83</b>
<b><u>EXPENDITURE</u></b>	<b>支出</b>		
Staff Costs	員工開支	444,491.61	0.00
Cleaning Charges	清潔費	49,078.00	0.00
Contract Maintenance	合約保養	300.00	0.00
Repairs	修理費	4,986.00	0.00
Depreciation	折舊	34,794.82	0.00
Electricity	電費	13,672.00	0.00
Water	水費	39.30	0.00
Insurance	保險費	27,709.00	0.00
Gardening & Decoration	園藝及裝飾	22,637.93	0.00
Sundry Expenses	雜項	21,258.02	0.00
Manager's Remuneration	經理人酬金	0.00	211.00
<b><u>TOTAL EXPENDITURE</u></b>	<b>總支出</b>	<b>618,966.68</b>	<b>211.00</b>
Operating Surplus / (Deficit) before Fund Transfer	基金轉調前盈餘 / (赤字)	(591,436.02)	5,675.83
Fund Transfer	基金轉調	(100.00)	0.00
Operating Surplus / (Deficit)	本期盈餘 / (赤字)	<b>(591,536.02)</b>	<b>5,675.83</b>
Allocation For Common Deficit	分攤共用收支虧損		
Kindergarten 幼稚園	SHARES	124.00	0.53%
			<b>(3,135.14)</b>
Operating Surplus / (Deficit)	本期盈餘 / (赤字)		2,540.69
Surplus / (Deficit) B/F	盈餘 / (赤字)滾存		78,585.31
<b><u>TOTAL SURPLUS / (DEFICIT)</u></b>	<b>盈餘 / (赤字)總額</b>		<b>81,126.00</b>

## Tsui Lai Garden

## Statement of Cash Flows For the Month Ended 30th September 2023

	Sep-23 HK\$
<b>Cash flow from operating activities</b>	
Surplus for the month	<u>390,922</u>
Adjustments for:-	
Depreciation	36,437
Bank interest income	<u>(288,065)</u>
<b>Operating surplus</b>	139,294
(Increase) in other receivable	(147,835)
Decrease in prepayments	21,709
Decrease in current account with manager	48,922
(Increase) in current account with Owners' Corporation	(10)
Increase in accruals	333,517
(Decrease) in receipts in advance	<u>(104,170)</u>
Net generated from operating activities	<u>291,427</u>
	.....
<b>Cash flows from investing activities</b>	
Payment to acquire plant and equipment	(1,399)
Bank interest income received	<u>288,065</u>
Net cash generated from investing activities	<u>286,666</u>
	.....
<b>Net increase in cash and cash equivalents</b>	578,093
<b>Cash and cash equivalents at the beginning of the month</b>	<u>44,828,272</u>
<b>Cash and cash equivalents at the end of the month</b>	<u><u>45,406,365</u></u>
<b>Analysis of balance of cash and cash equivalents</b>	
Cash at bank	2,602,709
Cash in hand	15,000
Cash at bank - Owners' Corporation	<u>42,788,656</u>
	<u><u>45,406,365</u></u>



## 翠麗花園

(1)	<u>二零二三年九月份其他收入</u>	港幣
	利息	288,065.31
	石油氣專營權費用(2023年9月)	121,665.00
	牌照費	79,565.00
	中秋節贊助	8,000.00
	舊衣回收回饋(2023年9月)	4,000.00
	太極班報名費	1,900.00
	石油氣供應商臨時貨倉使用費用(2023年9月)	1,200.00
	更換單車證行政費	400.00
	智能卡行政費	300.00
	賠償損走廊燈罩費用	118.00
		<u>505,213.31</u>
(2)	<u>二零二三年九月份員工開支</u>	
	員工薪津	
	薪酬及津貼	492,598.30
	強積金/長期服務金	21,534.23
	年賞預留	6,605.00
	臨時保安員薪酬	205,300.00
		<u>726,037.53</u>
(3)	<u>二零二三年九月份清潔費</u>	
	清潔合約	232,000.00
	滅蟲服務	1,100.00
		<u>233,100.00</u>
(4)	<u>二零二三年九月份合約保養</u>	
	升降機保養	121,896.00
	水泵系統及清洗水缸服務	6,035.00
	冷氣系統保養	5,300.00
	發電機保養	3,080.00
	公共天線及衛星電視保養	2,400.00
	緊急維修服務	300.00
		<u>139,011.00</u>



翠麗花園

(5)	<u>二零二三年九月份修理費</u>	港幣
	購買電掣箱	30,300.00
	維修物料(油、五金及雜項配件等)	7,727.00
	維修第5座地面牆身爆裂工程	6,300.00
	更換商場正門左邊玻璃門地鉸工程	4,800.00
	光管/燈泡及照明用品	720.00
	噴火槍	120.00
		<u>49,967.00</u>
(6)	<u>二零二三年九份基本建設</u>	
	折舊	<u>36,436.64</u>
(7)	<u>二零二三年九月份雜項</u>	
	購買舞台和梯級	10,518.01
	物業稅	9,402.00
	運輸費	3,591.98
	影印機及印刷費	2,564.00
	電話費/互聯網費	1,613.00
	蒸餾水	1,400.00
	購買展架	1,339.75
	紙巾、電腦線、會議桌布	948.35
	自動轉帳手續費	753.35
	郵票	220.00
	銀行手續費	68.46
	員工卡	15.00
		<u>32,433.90</u>

## 翠麗花園

## (8) 二零二三年九月份銀行存款及現金

儲蓄及往來存款：	港幣	港幣	附註
渣打銀行	2,537,525.29		1
匯豐銀行	65,183.65		2
		2,602,708.94	
現金		15,000.00	
		<u>2,617,708.94</u>	

## (9) 二零二三年九月份法團銀行存款

法團銀行戶口交易資料乃參考以下由法團提供的銀行結單編製

定期存款：

銀行	戶口號碼	法團戶口最新結單	
中國銀行	012-598-5-109285-2	定期單 24/4/2023 (由 24/4/2023 至 24/10/2023)	8,702,051.97
東亞銀行	150-68-01729-4	定期單 8/5/2023 (由 8/5/2023 至 8/11/2023)	1,036,544.10
中國銀行	012-598-5-110863-0	定期單 1/6/2023 (由 1/6/2023 至 1/12/2023)	2,391,102.95
中國銀行	012-598-5-113600-6	定期單 7/8/2023 (由 7/8/2023 至 7/2/2024)	14,405,777.73
中國銀行	012-598-5-115713-7	定期單 25/9/2023 (由 25/9/2023 至 25/3/2024)	2,037,322.15
中國銀行	012-598-5-115714-0	定期單 25/9/2023 (由 25/9/2023 至 25/3/2024)	13,142,778.76
渣打銀行	973-3-325844-1	定期單 29/9/2023 (由 29/9/2023 至 2/4/2024)	1,034,387.59
			<u>42,749,965.25</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 29/9/2023	626.11
中國銀行	012-598-2-009915-0	收到截至 29/9/2023	37,941.95
中國銀行	012-598-2-009914-7	收到截至 29/9/2023	0.00
東亞銀行	015-150-68-01729-4	收到截至 29/9/2023	0.79
東亞銀行	015-150-68-01729-4	收到截至 29/9/2023	0.00
渣打銀行	407-1-130487-4	收到截至 3/10/2023	1.80
渣打銀行	407-0-087328-7	收到截至 3/10/2023	120.00
			<u>38,690.65</u>
			<u>42,788,655.90</u>

## (10) 二零二三年九月份應收款項

應收管理費	508,163.00
其他收入	12,000.00
應收牌照費	8,000.00
	<u>528,163.00</u>



## 翠麗花園

(11) 二零二三年九月份應付款項	港幣	港幣
按金：		
牌照按金	2,000.00	
裝修按金	457,000.00	
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	170,530.00	
清潔合約按金	436,000.00	
	1,114,630.00	1,114,630.00
預留款項：		
長期服務金預留	814,032.36	
電費預留	220,700.00	
年假預留	16,410.00	
物業稅預留	99,765.00	
年賞預留	59,445.00	
水費預留	12,200.00	
	1,222,552.36	1,222,552.36
應付未付款項：		
清潔合約	464,000.00	
臨時保安員服務	684,450.00	
升降機保養	365,688.00	
外牆防水工程	103,200.00	
水泵系統及清洗水缸服務	101,420.00	
消防年檢後執修工程	5,147.00	
外牆維修工程	48,254.00	
園藝保養合約	40,000.00	
更換外牆污水喉滲漏維修工程	35,000.00	
天花滲漏防水工程	25,000.00	
外牆紙皮石爆裂滲漏維修及防水工程	8,600.00	
更換商場冷氣機水泵及風扇維修工程	23,800.00	
颱風山竹破壞後復修工程	16,500.00	
更換消防喉	12,000.00	
公共天線及衛星電視保養	12,000.00	
冷氣系統保養	5,300.00	
消防年檢後執修工程	5,205.00	
平台防水維修工程	5,200.00	
維修喉管工程	4,900.00	
發電機保養	9,240.00	
更換排骨主喉	1,140.00	
廁所水喉維修工程	10,400.00	
更換食水皮芯閘制	500.00	
	1,986,944.00	1,986,944.00
		4,324,126.36



## 翠麗花園

(11) <u>二零二三年九月份應付款項(續)</u>	港幣	港幣
應付未付款項：		
維修第6座迴旋處至泵房地下消防喉滲漏工程	120,000.00	
提升寬頻網絡、閉路電視設施及更換門禁系統	77,932.00	
管理處裝修工程	52,800.00	
水安全風險評估	13,600.00	
維修第2座天井污水喉工程	12,500.00	
維修第1座20樓及第2座24樓污水喉爆裂滲漏工程	<u>8,000.00</u>	
		284,832.00
其他：		
未兌現支票	2,700.00	
多收管理費	2,746.00	
多出剩餘的抗疫基金	<u>10,000.00</u>	
		<u>15,446.00</u>
		<u>4,624,404.36</u>
(12) <u>二零二三年九月份應變基金</u>		
承上結餘	10,722,389.50	
本月收入	<u>100.00</u>	
結餘	<u>10,722,489.50</u>	
(13) <u>二零二三年九月份翠麗特別基金</u>		
承上結餘	17,999,278.30	*
本月收入	89,565.00	
石油氣專營權費用2023年9月(共120期,總數\$12,637,760)	<u>105,314.00</u>	
結餘	<u>18,194,157.30</u>	

\*包括石油氣專營權費用2021年9至12月、2022年1月至12月及2023年1月至8月(共\$2,527,536)