



大廈名稱  
NAME OF BUILDING

翠麗花園  
TSUI LAI GARDEN

收支帳項  
MONTH: 10/2025

INCOME & EXPENDITURE ACCOUNT

|   |                           | <u>Note</u> | <b>HK\$</b>         |
|---|---------------------------|-------------|---------------------|
| <b><u>INCOME</u></b>                    | <b><u>收入</u></b>          |             |                     |
| Management Fees                         | 管理費                       |             | 1,586,973.00        |
| Sundry Income                           | 其他                        | (1)         | 265,195.35          |
| <b><u>TOTAL INCOME</u></b>              | <b><u>總收入</u></b>         |             | <u>1,852,168.35</u> |
| <b><u>EXPENDITURE</u></b>               | <b><u>支出</u></b>          |             |                     |
| Staff Costs                             | 員工開支                      | (2)         | 731,079.83          |
| Cleaning Charges                        | 清潔費                       | (3)         | 247,000.00          |
| Contract Maintenance                    | 合約保養                      | (4)         | 69,620.00           |
| Repairs                                 | 修理費                       | (5)         | 7,396.08            |
| Depreciation                            | 折舊                        | (6)         | 36,636.83           |
| Electricity                             | 電費                        |             | 164,690.00          |
| Insurance                               | 保險費                       |             | 38,876.45           |
| Gardening & Decoration                  | 園藝及裝飾                     | (7)         | 35,527.83           |
| Sundry Expenses                         | 雜項                        | (8)         | 18,728.96           |
| Manager's Remuneration                  | 經理人酬金                     |             | 39,800.00           |
| <b><u>TOTAL EXPENDITURE</u></b>         | <b><u>總支出</u></b>         |             | <u>1,389,355.98</u> |
| Surplus / (Deficit) for the Month       | 本期盈餘 / (赤字)               |             | 462,812.37          |
| Fund Transfer                           | 基金轉調                      |             | (199,844.00)        |
| Surplus / (Deficit) B/F                 | 盈餘 / (赤字)滾存               |             | 1,536,540.74        |
| <b><u>TOTAL SURPLUS / (DEFICIT)</u></b> | <b><u>盈餘 / (赤字)總額</u></b> |             | <u>1,799,509.11</u> |



大廈名稱  
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翠麗花園  
TSUI LAI GARDEN

資產負債表  
BALANCE SHEET

截至 2025年10月31日  
AS AT 31/10/2025

|  |                         | Note | HK\$                        |
|--|-------------------------|------|-----------------------------|
| <b><u>FIXED ASSETS</u></b>               | <b><u>固定資產</u></b>      |      | <u>411,096.52</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                 | (9)  | 2,035,160.82                |
| Cash at Bank - Owners' Corporation       | 銀行存款 - 法團               | (10) | 52,891,737.43               |
| Account Receivable                       | 應收款項                    | (11) | 483,464.14                  |
| Utility Deposits                         | 水電按金                    |      | 659,100.00                  |
| Prepayments                              | 預付費用                    |      | 58,178.00                   |
| Current Account with Manager             | 經理人來往帳                  |      | (306,930.97)                |
|  |                         |      | <u>55,820,709.42</u>        |
| <b><u>CURRENT LIABILITIES</u></b>        | <b><u>流動負債</u></b>      |      |                             |
| Receipt in Advance                       | 預收款項                    |      | 8,687,762.00                |
| Accounts Payable & Accruals              | 應付款項                    | (12) | 12,667,505.79               |
|  |                         |      | <u>21,355,267.79</u>        |
| <b><u>NET ASSETS / (LIABILITIES)</u></b> | <b><u>資產/(負債)淨值</u></b> |      | <u><u>34,876,538.15</u></u> |
| <b><u>REPRESENTED BY</u></b>             | <b><u>代表</u></b>        |      |                             |
| Operating Surplus /(Deficit)             | 盈餘/(赤字)                 |      | 1,799,509.11                |
| Various Deposits Received                | 各類按金                    |      | 2,452,247.00                |
| Contingency Fund - Residential           | 應變基金 - 住宅               | (13) | 8,546,275.25                |
| Contingency Fund - Commercial            | 應變基金 - 商場               | (13) | 366,485.87                  |
| Contingency Fund - Carpark               | 應變基金 - 車場               | (13) | 284,349.22                  |
| Contingency Fund - Kindergarten          | 應變基金 - 幼稚園              | (13) | 52,328.16                   |
| Special Fund for Tsui Lai Garden         | 翠麗特別基金                  | (14) | 21,375,343.54               |
|  |                         |      | <u><u>34,876,538.15</u></u> |



康德服務有限公司  
Kenda Services Limited

PMC licence (C-655575)

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NAME OF BUILDING

翠麗花園  
TSUI LAI GARDEN

帳項

MONTH: 10/2025

INCOME & EXPENDITURE ACCOUNT

|  | 共用<br>COMMON<br>HK\$ | 住宅<br>RESIDENTIAL<br>HK\$ | 商場<br>COMMERCIAL<br>HK\$ | 車場<br>CARPARK<br>HK\$ | 幼稚園<br>KINDERGARTEN<br>HK\$ | 合共<br>TOTAL<br>HK\$ |
|--|----------------------|---------------------------|--------------------------|-----------------------|-----------------------------|---------------------|
| <b>收入</b>  |                      |                           |                          |                       |                             |                     |
| 管理費  | 0.00                 | 1,356,335.00              | 138,670.00               | 88,149.00             | 3,819.00                    | 1,586,973.00        |
| 其他   | 29,038.31            | 219,806.04                | 12,203.00                | 3,504.00              | 644.00                      | 265,195.35          |
| <b>總收入</b>   | 29,038.31            | 1,576,141.04              | 150,873.00               | 91,653.00             | 4,463.00                    | 1,852,168.35        |
| <b>支出</b>  |                      |                           |                          |                       |                             |                     |
| 員工開支   | 480,929.08           | 195,861.02                | 4,846.62                 | 49,443.11             | 0.00                        | 731,079.83          |
| 清潔費  | 68,450.00            | 146,810.00                | 18,140.00                | 13,600.00             | 0.00                        | 247,000.00          |
| 合約保養   | 1,200.00             | 61,658.00                 | 6,762.00                 | 0.00                  | 0.00                        | 69,620.00           |
| 修理費  | 3,333.55             | (2,937.36)                | 0.00                     | 6,999.89              | 0.00                        | 7,396.08            |
| 折舊   | 34,890.16            | 1,746.67                  | 0.00                     | 0.00                  | 0.00                        | 36,636.83           |
| 電費   | 12,126.00            | 108,145.00                | 41,519.00                | 2,900.00              | 0.00                        | 164,690.00          |
| 保險費  | 35,716.45            | 2,447.00                  | 63.00                    | 650.00                | 0.00                        | 38,876.45           |
| 園藝及裝飾  | 20,521.82            | 14,918.53                 | 87.48                    | 0.00                  | 0.00                        | 35,527.83           |
| 雜項   | 7,892.46             | 10,836.50                 | 0.00                     | 0.00                  | 0.00                        | 18,728.96           |
| 經理人酬金  | 0.00                 | 34,451.00                 | 3,992.00                 | 1,146.00              | 211.00                      | 39,800.00           |
| <b>總支出</b>   | 665,059.52           | 573,936.36                | 75,410.10                | 74,739.00             | 211.00                      | 1,389,355.98        |
| Operating Surplus / (Deficit) before Fund Transfer | (636,021.21)         | 1,002,204.68              | 75,462.90                | 16,914.00             | 4,252.00                    | 462,812.37          |
| Fund Transfer                                      | 0.00                 | (199,830.56)              | (10.03)                  | (2.88)                | (0.53)                      | (199,844.00)        |
| Operating Surplus / (Deficit)                      | (636,021.21)         | 802,374.12                | 75,452.87                | 16,911.12             | 4,251.47                    | 262,968.37          |
| Allocation For Common Deficit                      |                      |                           |                          |                       |                             |                     |
| Residential 住宅                                     | 20,159.00            | (550,539.96)              | 0.00                     | 0.00                  | 0.00                        | 0.00                |
| Commercial 商場                                      | 2,335.00             | 0.00                      | (63,792.93)              | 0.00                  | 0.00                        | 0.00                |
| Carpark 車場   | 670.00               | 0.00                      | 0.00                     | (18,317.41)           | 0.00                        | 0.00                |
| Kindergarten 幼稚園                                   | 124.00               | 0.00                      | 0.00                     | 0.00                  | (3,370.91)                  | 0.00                |
|  | 23,288.00            |                           |                          |                       |                             |                     |
| Operating Surplus / (Deficit)                      | 0.00                 | 251,834.16                | 11,659.94                | (1,406.29)            | 880.56                      | 262,968.37          |
| Surplus / (Deficit) B/F                            | 0.00                 | 1,728,687.50              | 859,998.29               | (1,169,402.24)        | 117,257.19                  | 1,536,540.74        |
| <b>TOTAL SURPLUS / (DEFICIT)</b>                   | 0.00                 | 1,980,521.66              | 871,658.23               | (1,170,808.53)        | 118,137.75                  | 1,799,509.11        |

盈餘 / (赤字) 總額

盈餘 / (赤字) 總額

盈餘 / (赤字) 總額

100.00%

3,370.91

802,374.12

16,911.12

4,251.47

262,968.37

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大廈名稱  
 NAME OF BUILDING

翠麗花園  
 TSUI LAI GARDEN

收支帳項  
 MONTH: 10/2025

INCOME & EXPENDITURE ACCOUNT

|  |                     | 共用<br><u>COMMON</u><br>HK\$ | 住宅<br><u>RESIDENTIAL</u><br>HK\$ |
|--|---------------------|-----------------------------|----------------------------------|
| <b>INCOME</b>                                      | <b>收入</b>           |                             |                                  |
| Management Fees                                    | 管理費                 | 0.00                        | 1,356,335.00                     |
| Sundry Income                                      | 其他                  | 29,038.31                   | 219,806.04                       |
| <b>TOTAL INCOME</b>                                | <b>總收入</b>          | <u>29,038.31</u>            | <u>1,576,141.04</u>              |
| <b>EXPENDITURE</b>                                 | <b>支出</b>           |                             |                                  |
| Staff Costs  | 員工開支                | 480,929.08                  | 195,861.02                       |
| Cleaning Charges                                   | 清潔費                 | 68,450.00                   | 146,810.00                       |
| Contract Maintenance                               | 合約保養                | 1,200.00                    | 61,658.00                        |
| Repairs  | 修理費                 | 3,333.55                    | (2,937.36)                       |
| Depreciation                                       | 折舊                  | 34,890.16                   | 1,746.67                         |
| Electricity  | 電費                  | 12,126.00                   | 108,145.00                       |
| Insurance  | 保險費                 | 35,716.45                   | 2,447.00                         |
| Gardening & Decoration                             | 園藝及裝飾               | 20,521.82                   | 14,918.53                        |
| Sundry Expenses                                    | 雜項                  | 7,892.46                    | 10,836.50                        |
| Manager's Remuneration                             | 經理人酬金               | 0.00                        | 34,451.00                        |
| <b>TOTAL EXPENDITURE</b>                           | <b>總支出</b>          | <u>665,059.52</u>           | <u>573,936.36</u>                |
| Operating Surplus / (Deficit) before Fund Transfer | 基金轉調前盈餘 / (赤字)      | (636,021.21)                | 1,002,204.68                     |
| Fund Transfer                                      | 基金轉調                | 0.00                        | (199,830.56)                     |
| Operating Surplus / (Deficit)                      | 本期盈餘 / (赤字)         | <u>(636,021.21)</u>         | <u>802,374.12</u>                |
| Allocation For Common Deficit                      | 分攤共用收支虧損            |                             |                                  |
| Residential 住宅                                     | SHARES              | 20,159.00                   | 86.56%                           |
|  |                     |                             | <u>(550,539.96)</u>              |
| Operating Surplus / (Deficit)                      | 本期盈餘 / (赤字)         |                             | 251,834.16                       |
| Surplus / (Deficit) B/F                            | 盈餘 / (赤字) 滾存        |                             | <u>1,728,687.50</u>              |
| <b>TOTAL SURPLUS / (DEFICIT)</b>                   | <b>盈餘 / (赤字) 總額</b> |                             | <u>1,980,521.66</u>              |



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INCOME & EXPENDITURE ACCOUNT

|  |                     | 共用<br><u>COMMON</u><br>HK\$ | 商場<br><u>COMMERCIAL</u><br>HK\$ |
|--|---------------------|-----------------------------|---------------------------------|
| <b>INCOME</b>                                      | <b>收入</b>           |                             |                                 |
| Management Fees                                    | 管理費                 | 0.00                        | 138,670.00                      |
| Sundry Income                                      | 其他                  | 29,038.31                   | 12,203.00                       |
| <b>TOTAL INCOME</b>                                | <b>總收入</b>          | <u>29,038.31</u>            | <u>150,873.00</u>               |
| <b>EXPENDITURE</b>                                 | <b>支出</b>           |                             |                                 |
| Staff Costs  | 員工開支                | 480,929.08                  | 4,846.62                        |
| Cleaning Charges                                   | 清潔費                 | 68,450.00                   | 18,140.00                       |
| Contract Maintenance                               | 合約保養                | 1,200.00                    | 6,762.00                        |
| Repairs  | 修理費                 | 3,333.55                    | 0.00                            |
| Depreciation                                       | 折舊                  | 34,890.16                   | 0.00                            |
| Electricity  | 電費                  | 12,126.00                   | 41,519.00                       |
| Insurance  | 保險費                 | 35,716.45                   | 63.00                           |
| Gardening & Decoration                             | 園藝及裝飾               | 20,521.82                   | 87.48                           |
| Sundry Expenses                                    | 雜項                  | 7,892.46                    | 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>665,059.52</u>           | <u>75,410.10</u>                |
| Operating Surplus / (Deficit) before Fund Transfer | 基金轉調前盈餘 / (赤字)      | (636,021.21)                | 75,462.90                       |
| Fund Transfer                                      | 基金轉調                | 0.00                        | (10.03)                         |
| Operating Surplus / (Deficit)                      | 本期盈餘 / (赤字)         | <u>(636,021.21)</u>         | <u>75,452.87</u>                |
| Allocation For Common Deficit                      | 分攤共用收支虧損            |                             |                                 |
| Commercial 商場                                      | SHARES              | 2,335.00                    | 10.03%                          |
|  |                     |                             | <u>(63,792.93)</u>              |
| Operating Surplus / (Deficit)                      | 本期盈餘 / (赤字)         |                             | 11,659.94                       |
| Surplus / (Deficit) B/F                            | 盈餘 / (赤字) 滾存        |                             | <u>859,998.29</u>               |
| <b>TOTAL SURPLUS / (DEFICIT)</b>                   | <b>盈餘 / (赤字) 總額</b> |                             | <u>871,658.23</u>               |



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收支帳項  
 MONTH: 10/2025

INCOME & EXPENDITURE ACCOUNT

|  |                    | 共用<br><u>COMMON</u><br>HK\$ | 車場<br><u>CARPARK</u><br>HK\$ |
|--|--------------------|-----------------------------|------------------------------|
| <b><u>INCOME</u></b>                               | <b>收入</b>          |                             |                              |
| Management Fees                                    | 管理費                | 0.00                        | 88,149.00                    |
| Sundry Income                                      | 其他                 | 29,038.31                   | 3,504.00                     |
| <b><u>TOTAL INCOME</u></b>                         | <b>總收入</b>         | <b>29,038.31</b>            | <b>91,653.00</b>             |
| <b><u>EXPENDITURE</u></b>                          | <b>支出</b>          |                             |                              |
| Staff Costs  | 員工開支               | 480,929.08                  | 49,443.11                    |
| Cleaning Charges                                   | 清潔費                | 68,450.00                   | 13,600.00                    |
| Contract Maintenance                               | 合約保養               | 1,200.00                    | 0.00                         |
| Repairs  | 修理費                | 3,333.55                    | 6,999.89                     |
| Depreciation                                       | 折舊                 | 34,890.16                   | 0.00                         |
| Electricity  | 電費                 | 12,126.00                   | 2,900.00                     |
| Insurance  | 保險費                | 35,716.45                   | 650.00                       |
| Gardening & Decoration                             | 園藝及裝飾              | 20,521.82                   | 0.00                         |
| Sundry Expenses                                    | 雜項                 | 7,892.46                    | 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>665,059.52</b>           | <b>74,739.00</b>             |
| Operating Surplus / (Deficit) before Fund Transfer | 基金轉調前盈餘 / (赤字)     | (636,021.21)                | 16,914.00                    |
| Fund Transfer                                      | 基金轉調               | 0.00                        | (2.88)                       |
| Operating Surplus / (Deficit)                      | 本期盈餘 / (赤字)        | <u>(636,021.21)</u>         | <u>16,911.12</u>             |
| Allocation For Common Deficit                      | 分攤共用收支虧損           |                             |                              |
| Carpark 車場   | SHARES             | 670.00                      | 2.88%                        |
|  |                    |                             | <u>(18,317.41)</u>           |
| Operating Surplus / (Deficit)                      | 本期盈餘 / (赤字)        |                             | (1,406.29)                   |
| Surplus / (Deficit) B/F                            | 盈餘 / (赤字)滾存        |                             | <u>(1,169,402.24)</u>        |
| <b><u>TOTAL SURPLUS / (DEFICIT)</u></b>            | <b>盈餘 / (赤字)總額</b> |                             | <b><u>(1,170,808.53)</u></b> |



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 MONTH: 10/2025

INCOME & EXPENDITURE ACCOUNT

|  |                    | 共用<br><u>COMMON</u><br>HK\$ | 幼稚園<br><u>KINDERGARTEN</u><br>HK\$ |
|--|--------------------|-----------------------------|------------------------------------|
| <b><u>INCOME</u></b>                               | <b>收入</b>          |                             |                                    |
| Management Fees                                    | 管理費                | 0.00                        | 3,819.00                           |
| Sundry Income                                      | 其他                 | 29,038.31                   | 644.00                             |
| <b><u>TOTAL INCOME</u></b>                         | <b>總收入</b>         | <b>29,038.31</b>            | <b>4,463.00</b>                    |
| <b><u>EXPENDITURE</u></b>                          | <b>支出</b>          |                             |                                    |
| Staff Costs  | 員工開支               | 480,929.08                  | 0.00                               |
| Cleaning Charges                                   | 清潔費                | 68,450.00                   | 0.00                               |
| Contract Maintenance                               | 合約保養               | 1,200.00                    | 0.00                               |
| Repairs  | 修理費                | 3,333.55                    | 0.00                               |
| Depreciation                                       | 折舊                 | 34,890.16                   | 0.00                               |
| Electricity  | 電費                 | 12,126.00                   | 0.00                               |
| Insurance  | 保險費                | 35,716.45                   | 0.00                               |
| Gardening & Decoration                             | 園藝及裝飾              | 20,521.82                   | 0.00                               |
| Sundry Expenses                                    | 雜項                 | 7,892.46                    | 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>665,059.52</b>           | <b>211.00</b>                      |
| Operating Surplus / (Deficit) before Fund Transfer | 基金轉調前盈餘 / (赤字)     | (636,021.21)                | 4,252.00                           |
| Fund Transfer                                      | 基金轉調               | 0.00                        | (0.53)                             |
| Operating Surplus / (Deficit)                      | 本期盈餘 / (赤字)        | <u>(636,021.21)</u>         | <u>4,251.47</u>                    |
| Allocation For Common Deficit                      | 分攤共用收支虧損           |                             |                                    |
| Kindergarten 幼稚園                                   | SHARES 0.53%       |                             | <u>(3,370.91)</u>                  |
| Operating Surplus / (Deficit)                      | 本期盈餘 / (赤字)        |                             | 880.56                             |
| Surplus / (Deficit) B/F                            | 盈餘 / (赤字)滾存        |                             | <u>117,257.19</u>                  |
| <b><u>TOTAL SURPLUS / (DEFICIT)</u></b>            | <b>盈餘 / (赤字)總額</b> |                             | <b><u>118,137.75</u></b>           |

Tsui Lai Garden

Statement of Cash Flows For the Month Ended 31st October 2025

|  | Oct-25<br>HK\$           |
|--|--------------------------|
| <b>Cash flow from operating activities</b>                     |                          |
| Surplus for the month  | 462,812                  |
| Adjustments for:-  |                          |
| Depreciation   | 36,637                   |
| Bank interest income   | <u>(27,838)</u>          |
| <b>Operating surplus</b>                                       | <u>471,611</u>           |
| <br>   |                          |
| Decrease in other receivable                                   | 171,949                  |
| Decrease in prepayments  | 28,489                   |
| (Increase) in current account with manager                     | (243,443)                |
| Increase in accruals   | 225,893                  |
| (Decrease) in receipts in advance                              | <u>(139,495)</u>         |
| <b>Net cash generated from operating activities</b>            | <u>515,004</u>           |
|  | .....                    |
| <b>Cash flows from investing activities</b>                    |                          |
| Payment to acquire plant and equipment                         | (15,280)                 |
| Bank interest income received                                  | <u>27,838</u>            |
| <b>Net cash generated from investing activities</b>            | <u>12,558</u>            |
|  | .....                    |
|  | =====                    |
| <br>   |                          |
| <b>Net increase in cash and cash equivalents</b>               | 527,562                  |
| <b>Cash and cash equivalents at the beginning of the month</b> | <u>54,399,336</u>        |
| <b>Cash and cash equivalents at the end of the month</b>       | <u><u>54,926,898</u></u> |
|  | =====                    |
| <br>   |                          |
| <b>Analysis of balance of cash and cash equivalents</b>        |                          |
| Cash at bank   | 2,015,161                |
| Cash in hand   | 20,000                   |
| Cash at bank - Owners' Corporation                             | <u>52,891,737</u>        |
|  | <u><u>54,926,898</u></u> |
|  | =====                    |



## 翠麗花園

|                          | 港幣 | 港幣                |
|--------------------------|----|-------------------|
| (1) 二零二五年十月份其他收入         |    |                   |
| 石油氣專營權費用(2025年10月)       |    | 121,665.00        |
| 牌照費                      |    | 84,430.00         |
| 利息                       |    | 27,838.31         |
| 太陽能發電收益(2025年10月)        |    | 23,662.04         |
| 舊衣回收回饋(2025年10月)         |    | 4,000.00          |
| 石油氣供應商臨時貨倉使用費用(2025年10月) |    | 1,200.00          |
| 智能卡行政費                   |    | 1,100.00          |
| 循環廢物收入(2025年9月)          |    | 1,000.00          |
| 違例泊車罰款                   |    | 200.00            |
| 單車證行政費                   |    | 100.00            |
|                          |    | <u>265,195.35</u> |
| (2) 二零二五年十月份員工開支         |    |                   |
| 員工薪津                     |    |                   |
| 薪酬及津貼                    |    | 689,993.21        |
| 強積金/長期服務金                |    | 34,481.62         |
| 年賞預留                     |    | 6,605.00          |
|                          |    | <u>731,079.83</u> |
| (3) 二零二五年十月份清潔費          |    |                   |
| 清潔合約                     |    | 237,500.00        |
| 清理濕垃圾服務                  |    | 9,000.00          |
| 清理蜂巢                     |    | 500.00            |
|                          |    | <u>247,000.00</u> |
| (4) 二零二五年十月份合約保養         |    |                   |
| 升降機保養                    |    | 56,640.00         |
| 冷氣系統保養                   |    | 6,300.00          |
| 發電機保養                    |    | 3,080.00          |
| 公共天線系統保養                 |    | 2,400.00          |
| 閉路電視及門禁系統保養合約            |    | 1,200.00          |
|                          |    | <u>69,620.00</u>  |



## 翠蘭花園

|                     | 港幣               | 港幣                  |    |
|---------------------|------------------|---------------------|----|
| (5) 二零二五年十月份修理費     |                  |                     |    |
| 更換走廊天花近垃圾站污水渠工程     |                  | 7,000.00            |    |
| 清洗食水缸               |                  | 3,520.00            |    |
| 維修物料(沙、英泥、雜項配件等)    |                  | 3,424.00            |    |
| 高壓通渠                |                  | 2,400.00            |    |
| 纜車                  |                  | 2,280.00            |    |
| 光管/燈泡及照明用品          |                  | 2,072.22            |    |
| 夾車清理樹枝及運送服務         |                  | 1,000.00            |    |
| 鎖                   |                  | 979.86              |    |
| 調整冷氣機               |                  | (15,280.00)         |    |
|                     |                  | <u>7,396.08</u>     |    |
| (6) 二零二五年十月份基本建設    |                  |                     |    |
| 折舊                  |                  | <u>36,636.83</u>    |    |
| (7) 二零二五年十月份園藝及裝飾   |                  |                     |    |
| 園藝保養合約              |                  | 20,000.00           |    |
| 中秋節晚會禮品及物資          |                  | 9,368.57            |    |
| 中秋節節日裝飾             |                  | 3,159.26            |    |
| 中秋節晚會音響             |                  | 3,000.00            |    |
|                     |                  | <u>35,527.83</u>    |    |
| (8) 二零二五年十月份雜項      |                  |                     |    |
| 物業稅                 |                  | 10,410.00           |    |
| 電話費/互聯網費            |                  | 2,024.00            |    |
| 蒸餾水                 |                  | 1,200.00            |    |
| 影印紙                 |                  | 1,040.00            |    |
| 差餉及地租               |                  | 1,032.00            |    |
| 自動轉帳手續費             |                  | 879.50              |    |
| 影印機及印刷費             |                  | 670.00              |    |
| 速遞費(2025年6月)        |                  | 447.00              |    |
| 風扇                  |                  | 364.00              |    |
| 交通費                 |                  | 227.80              |    |
| 紙巾                  |                  | 165.00              |    |
| 電筒                  |                  | 138.56              |    |
| 銀行手續費               |                  | 86.10               |    |
| 員工卡                 |                  | 45.00               |    |
|                     |                  | <u>18,728.96</u>    |    |
| (9) 二零二五年十月份銀行存款及現金 |                  |                     |    |
| 儲蓄及往來存款：            |                  |                     | 附註 |
| 渣打銀行                | 1,952,303.94     |                     | 1  |
| 匯豐銀行                | <u>62,856.88</u> |                     | 2  |
|                     |                  | 2,015,160.82        |    |
| 現金                  |                  | <u>20,000.00</u>    |    |
|                     |                  | <u>2,035,160.82</u> |    |



## 翠麗花園

|      |                             |  | 港幣            | 港幣                   |
|------|-----------------------------|--|---------------|----------------------|
| (10) | 二零二五年十月份法團銀行存款              |  |               |                      |
|      | 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                                     |               |                      |
| 東亞銀行 | 150-68-01729-4              | 定期單 13/5/2025<br>(由 13/5/2025 至 13/11/2025)  | 1,112,861.80  |                      |
| 中國銀行 | 012-590-5-303884-3          | 定期單 13/8/2025<br>(由 13/8/2025 至 13/11/2025)  | 6,270,000.00  |                      |
| 中國銀行 | 012-590-5-307565-7          | 定期單 30/9/2025<br>(由 30/9/2025 至 30/12/2025)  | 10,910,852.42 |                      |
| 中國銀行 | 012-590-5-308985-4          | 定期單 20/10/2025<br>(由 20/10/2025 至 20/1/2026) | 1,730,945.82  |                      |
| 中國銀行 | 012-590-5-302819-8          | 定期單 29/7/2025<br>(由 29/7/2025 至 29/1/2026)   | 15,519,595.06 |                      |
| 中國銀行 | 012-590-5-309777-8          | 定期單 31/10/2025<br>(由 31/10/2025 至 2/2/2026)  | 5,308,777.67  |                      |
| 中國銀行 | 012-590-5-303883-0          | 定期單 13/8/2025<br>(由 13/8/2025 至 13/2/2026)   | 7,015,014.70  |                      |
| 渣打銀行 | 973-3-341938-0              | 定期單 20/10/2025<br>(由 20/10/2025 至 20/4/2026) | 1,106,339.55  |                      |
|      |                             |  |               | 48,974,387.02        |
|      | 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 31/10/2025                              | 3,747,214.57  |                      |
| 中國銀行 | 012-598-2-009915-0          | 收到截至 31/10/2025                              | 169,850.29    |                      |
| 中國銀行 | 012-598-2-009914-7          | 收到截至 31/10/2025                              | 0.00          |                      |
| 中國銀行 | 012-590-2-055288-4          | 收到截至 31/10/2025                              | 3.29          |                      |
| 東亞銀行 | 015-150-68-01729-4          | 收到截至 31/10/2025                              | 64.74         |                      |
| 東亞銀行 | 015-150-68-01729-4          | 收到截至 31/10/2025                              | 0.00          |                      |
| 渣打銀行 | 407-1-130487-4              | 收到截至 3/11/2025                               | 96.52         |                      |
| 渣打銀行 | 407-0-087328-7              | 收到截至 3/11/2025                               | 121.00        |                      |
|      |                             |  |               | 3,917,350.41         |
|      |                             |  |               | <u>52,891,737.43</u> |
| (11) | 二零二五年十月份應收款項                |  |               |                      |
|      | 集資及管理費                      |  |               |                      |
|      | 升降機更換工程集資費                  |  | 10,714.00     |                      |
|      | 應收管理費                       |  | 376,847.00    | 387,561.00           |
|      | 其他收入                        |  |               |                      |
|      | 租用上多房                       |  | 1,200.00      |                      |
|      | 環保回收                        |  | 8,000.00      |                      |
|      | 循環廢物收入                      |  | 3,000.00      |                      |
|      | 太陽能發電收益                     |  | 71,703.14     |                      |
|      | 3個月冷氣機保養按金                  |  | 12,000.00     | 95,903.14            |
|      |                             |  |               | <u>483,464.14</u>    |



## 翠麗花園

|                      | 港幣                | 港幣                   |
|----------------------|-------------------|----------------------|
| (12) 二零二五年十月份應付款項    |                   |                      |
| 按金：                  |                   |                      |
| 牌照按金                 | 2,000.00          |                      |
| 裝修按金                 | 317,000.00        |                      |
| 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              | 180,260.00        |                      |
| 清潔合約按金               | <u>436,000.00</u> |                      |
|                      |                   | 984,360.00           |
| 預留款項：                |                   |                      |
| 長期服務金預留              | 946,775.87        |                      |
| 電費預留                 | 220,700.00        |                      |
| 年假預留                 | 78,300.00         |                      |
| 物業稅預留                | 11,059.00         |                      |
| 年費預留                 | 66,050.00         |                      |
| 核數費預留                | 9,000.00          |                      |
| 水費預留                 | <u>12,200.00</u>  |                      |
|                      |                   | 1,344,084.87         |
| 應付未付款項：              |                   |                      |
| 清潔合約                 | 712,500.00        |                      |
| 升降機保養                | 339,840.00        |                      |
| 園藝保養合約               | 20,000.00         |                      |
| 冷氣系統保養               | 6,300.00          |                      |
| 發電機保養                | 6,160.00          |                      |
| 更換升降機工程              | 8,393,000.00      |                      |
| 更換商場冷氣機及兩套風機盤管工程(餘款) | 62,380.00         |                      |
| 維修升降機井道內鋼筋外露及石矢(餘款)  | 72,400.00         |                      |
| 維修外牆及防水工程            | 33,910.00         |                      |
| 外牆石屎剝落防水維修(餘款)       | 28,068.50         |                      |
| 清理濕垃圾服務              | 9,000.00          |                      |
| 公共天線系統保養             | 14,400.00         |                      |
| 更換遊樂設施(餘款)           | 41,999.90         |                      |
| 維修物料(沙、五金、雜項配件等)     | 14,594.00         |                      |
| 2025年消防年檢後執修工程(餘款)   | <u>2,745.00</u>   |                      |
|                      |                   | 9,757,297.40         |
| 其他：                  |                   |                      |
| 未兌現支票                | 5,355.00          |                      |
| 未能確認管理費              | 3,910.00          |                      |
| 太陽能發電收入(分帳給光電)       | <u>572,498.52</u> |                      |
|                      |                   | <u>581,763.52</u>    |
|                      |                   | <u>12,667,505.79</u> |



## 翠麗花園

| (13) 二零二五年十月份應變基金 | 港幣                  |                     | 港幣                  |                      |
|-------------------|---------------------|---------------------|---------------------|----------------------|
|                   | (1)<br>應變基金 -<br>住宅 | (2)<br>應變基金 -<br>商場 | (3)<br>應變基金 -<br>車場 | (4)<br>應變基金 -<br>幼稚園 |
| 承二零二五年九月結餘        | 8,546,188.69        | 366,475.84          | 284,346.34          | 52,327.63            |
| 本月收入              | 86.56               | 10.03               | 2.88                | 0.53                 |
| 結餘:               | <u>8,546,275.25</u> | <u>366,485.87</u>   | <u>284,349.22</u>   | <u>52,328.16</u> #   |

#註:應變基金 ( \$ 9,249,438.50 ) 拆分為上述4個獨立應變基金

|              |           |                 |   |          |   |                 |
|--------------|-----------|-----------------|---|----------|---|-----------------|
| (1)應變基金-住宅:  | 承2025/9結餘 | \$ 8,546,188.69 | + | \$ 86.56 | = | \$ 8,546,275.25 |
| (2)應變基金-商場:  | 承2025/9結餘 | \$ 366,475.84   | + | \$ 10.03 | = | \$ 366,485.87   |
| (3)應變基金-車場:  | 承2025/9結餘 | \$ 284,346.34   | + | \$ 2.88  | = | \$ 284,349.22   |
| (4)應變基金-幼稚園: | 承2025/9結餘 | \$ 52,327.63    | + | \$ 0.53  | = | \$ 52,328.16    |

| (14) 二零二五年十月份翠麗特別基金                    | 港幣                   |
|--|----------------------|
| 承上結餘                                   | 21,175,599.54 *      |
| 本月收入                                   | 94,430.00            |
| 石油氣專營權費用2025年10月(共120期,總數\$12,637,760) | 105,314.00           |
| 結餘                                     | <u>21,375,343.54</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12月及2024年1月至12月及2025年1月至9月(共\$5,160,386)