



大廈名稱

翠麗花園

NAME OF BUILDING

TSUI LAI GARDEN

收支帳項

INCOME & EXPENDITURE ACCOUNT

MONTH: 08/2023

		<u>Note</u>	HK\$
<u>INCOME</u>	<u>收入</u>		
Management Fees	管理費		1,426,835.00
Sundry Income	其他	(1)	478,947.74
<u>TOTAL INCOME</u>	<u>總收入</u>		<u>1,905,782.74</u>
<u>EXPENDITURE</u>	<u>支出</u>		
Staff Costs	員工開支	(2)	629,965.24
Cleaning Charges	清潔費	(3)	260,040.00
Contract Maintenance	合約保養	(4)	138,951.00
Repairs	修理費	(5)	28,135.00
Depreciation	折舊	(6)	36,229.64
Electricity	電費		230,130.00
Water	水費		5,118.70
Insurance	保險費		27,209.00
Gardening & Decoration	園藝及裝飾		20,000.00
Sundry Expenses	雜項	(7)	28,159.23
Manager's Remuneration	經理人酬金		39,800.00
<u>TOTAL EXPENDITURE</u>	<u>總支出</u>		<u>1,443,737.81</u>
Surplus / (Deficit) for the Month	本期盈餘 / (赤字)		462,044.93
Fund Transfer	基金轉調		(194,979.00)
Surplus / (Deficit) B/F	盈餘 / (赤字)滾存		(190,149.77)
<u>TOTAL SURPLUS / (DEFICIT)</u>	<u>盈餘 / (赤字)總額</u>		<u>76,916.16</u>



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翠麗花園
TSUI LAI GARDEN

資產負債表
BALANCE SHEET

截至 2023年08月31日
AS AT 31/08/2023

	<u>Note</u>	<u>HK\$</u>
<u>FIXED ASSETS</u>		<u>1,325,357.16</u>
<u>CURRENT ASSETS</u>		
Cash at Bank & on Hand		
Cash at Bank - Owners' Corporation		
Account Receivable		
Utility Deposits		
Prepayments		
Current Account with Manager		
Current Account with Owners' Corporation		
		<u>46,016,247.16</u>
<u>CURRENT LIABILITIES</u>		
Receipt in Advance		
Accounts Payable & Accruals		
		<u>16,090,773.36</u>
<u>NET ASSETS / (LIABILITIES)</u>		<u>31,250,830.96</u>
<u>REPRESENTED BY</u>		
Operating Surplus /(Deficit)		
Various Deposits Received		
Contingency Fund		
Special Fund for Tsui Lai Garden		
		<u>76,916.16</u>
		<u>2,452,247.00</u>
	(12)	<u>10,722,389.50</u>
	(13)	<u>17,999,278.30</u>
		<u>31,250,830.96</u>
		<u>31,250,830.96</u>

代表

盈餘/(赤字) 76,916.16
各類按金 2,452,247.00
應變基金 (12) 10,722,389.50
翠麗特別基金 (13) 17,999,278.30
31,250,830.96



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翠麗花園
TSUI LAI GARDEN

NAME OF BUILDING

收支帳項

INCOME & EXPENDITURE ACCOUNT

MONTH: 08/2023

	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\$
INCOME						
Management Fees	0.00	1,232,845.00	130,206.00	59,965.00	3,819.00	1,426,835.00
Sundry Income	273,317.74	189,279.00	12,203.00	3,504.00	644.00	478,947.74
TOTAL INCOME	273,317.74	1,422,124.00	142,409.00	63,469.00	4,463.00	1,905,782.74
EXPENDITURE						
Staff Costs	324,847.88	273,144.71	5,769.49	26,203.16	0.00	629,965.24
Cleaning Charges	51,118.00	184,025.00	10,940.00	13,957.00	0.00	260,040.00
Contract Maintenance	600.00	132,589.00	5,762.00	0.00	0.00	138,951.00
Repairs	14,899.00	13,208.00	28.00	0.00	0.00	28,135.00
Depreciation	34,587.82	1,641.82	0.00	0.00	0.00	36,229.64
Electricity	12,639.00	157,510.00	57,081.00	2,900.00	0.00	230,130.00
Water	0.00	2,773.10	2,345.60	0.00	0.00	5,118.70
Insurance	27,209.00	0.00	0.00	0.00	0.00	27,209.00
Gardening & Decoration	20,000.00	0.00	0.00	0.00	0.00	20,000.00
Sundry Expenses	14,996.23	13,163.00	0.00	0.00	0.00	28,159.23
Manager's Remuneration	0.00	34,451.00	3,992.00	1,146.00	211.00	39,800.00
TOTAL EXPENDITURE	500,896.93	812,505.63	85,918.09	44,206.16	211.00	1,443,737.81
Operating Surplus / (Deficit) before Fund Transfer	(227,579.19)	609,618.37	56,490.91	19,262.84	4,252.00	462,044.93
Fund Transfer	(100.00)	(194,879.00)	0.00	0.00	0.00	(194,979.00)
Operating Surplus / (Deficit)	(227,679.19)	414,739.37	56,490.91	19,262.84	4,252.00	267,065.93
Allocation For Common Deficit						
Residential/住宅	20,159.00	197,079.11	0.00	0.00	0.00	0.00
Commercial 商場	2,335.00	22,836.22	(22,836.22)	0.00	0.00	0.00
Carpark 車場	670.00	6,557.16	0.00	(6,557.16)	0.00	0.00
Kindergarten 幼稚園	124.00	1,206.70	0.00	0.00	(1,206.70)	0.00
	23,288.00					
Operating Surplus / (Deficit)	0.00	217,660.26	33,654.69	12,705.68	3,045.30	267,065.93
Surplus / (Deficit) B/F	0.00	(471,788.46)	741,123.68	(535,025.00)	75,540.01	(190,149.77)
TOTAL SURPLUS / (DEFICIT)	0.00	(254,128.20)	774,778.37	(522,319.32)	78,585.31	76,916.16



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TSUI LAI GARDEN

收支帳項
MONTH: 08/2023

INCOME & EXPENDITURE ACCOUNT

		共用 <u>COMMON</u> HK\$	住宅 <u>RESIDENTIAL</u> HK\$
<u>INCOME</u>	<u>收入</u>		
Management Fees	管理費	0.00	1,232,845.00
Sundry Income	其他	273,317.74	189,279.00
<u>TOTAL INCOME</u>	<u>總收入</u>	<u>273,317.74</u>	<u>1,422,124.00</u>
<u>EXPENDITURE</u>	<u>支出</u>		
Staff Costs	員工開支	324,847.88	273,144.71
Cleaning Charges	清潔費	51,118.00	184,025.00
Contract Maintenance	合約保養	600.00	132,589.00
Repairs	修理費	14,899.00	13,208.00
Depreciation	折舊	34,587.82	1,641.82
Electricity	電費	12,639.00	157,510.00
Water	水費	0.00	2,773.10
Insurance	保險費	27,209.00	0.00
Gardening & Decoration	園藝及裝飾	20,000.00	0.00
Sundry Expenses	雜項	14,996.23	13,163.00
Manager's Remuneration	經理人酬金	0.00	34,451.00
<u>TOTAL EXPENDITURE</u>	<u>總支出</u>	<u>500,896.93</u>	<u>812,505.63</u>
Operating Surplus / (Deficit) before Fund Transfer	基金轉調前盈餘 / (赤字)	(227,579.19)	609,618.37
Fund Transfer	基金轉調	(100.00)	(194,879.00)
Operating Surplus / (Deficit)	本期盈餘 / (赤字)	<u>(227,679.19)</u>	<u>414,739.37</u>
Allocation For Common Deficit	分攤共用收支虧損		
Residential 住宅	SHARES	86.56%	<u>(197,079.11)</u>
Operating Surplus / (Deficit)	本期盈餘 / (赤字)		217,660.26
Surplus / (Deficit) B/F	盈餘 / (赤字)滾存		<u>(471,788.46)</u>
<u>TOTAL SURPLUS / (DEFICIT)</u>	<u>盈餘 / (赤字)總額</u>		<u>(254,128.20)</u>



康德服務有限公司
Kenda Services Limited
PMC licence (C-655575)

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TSUI LAI GARDEN

收支帳項
MONTH: 08/2023

INCOME & EXPENDITURE ACCOUNT

		共用 <u>COMMON</u> HK\$	商場 <u>COMMERCIAL</u> HK\$
<u>INCOME</u>	收入		
Management Fees	管理費	0.00	130,206.00
Sundry Income	其他	273,317.74	12,203.00
<u>TOTAL INCOME</u>	總收入	273,317.74	142,409.00
<u>EXPENDITURE</u>	支出		
Staff Costs	員工開支	324,847.88	5,769.49
Cleaning Charges	清潔費	51,118.00	10,940.00
Contract Maintenance	合約保養	600.00	5,762.00
Repairs	修理費	14,899.00	28.00
Depreciation	折舊	34,587.82	0.00
Electricity	電費	12,639.00	57,081.00
Water	水費	0.00	2,345.60
Insurance	保險費	27,209.00	0.00
Gardening & Decoration	園藝及裝飾	20,000.00	0.00
Sundry Expenses	雜項	14,996.23	0.00
Manager's Remuneration	經理人酬金	0.00	3,992.00
<u>TOTAL EXPENDITURE</u>	總支出	500,896.93	85,918.09
Operating Surplus / (Deficit) before Fund Transfer	基金轉調前盈餘 / (赤字)	(227,579.19)	56,490.91
Fund Transfer	基金轉調	(100.00)	0.00
Operating Surplus / (Deficit)	本期盈餘 / (赤字)	(227,679.19)	56,490.91
Allocation For Common Deficit	分攤共用收支虧損		
Commercial 商場	SHARES	2,335.00	10.03% (22,836.22)
Operating Surplus / (Deficit)	本期盈餘 / (赤字)		33,654.69
Surplus / (Deficit) B/F	盈餘 / (赤字)滾存		741,123.68
<u>TOTAL SURPLUS / (DEFICIT)</u>	盈餘 / (赤字)總額		774,778.37



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INCOME & EXPENDITURE ACCOUNT

		共用 <u>COMMON</u> HK\$	車場 <u>CARPARK</u> HK\$
<u>INCOME</u>	收入		
Management Fees	管理費	0.00	59,965.00
Sundry Income	其他	273,317.74	3,504.00
<u>TOTAL INCOME</u>	總收入	273,317.74	63,469.00
<u>EXPENDITURE</u>	支出		
Staff Costs	員工開支	324,847.88	26,203.16
Cleaning Charges	清潔費	51,118.00	13,957.00
Contract Maintenance	合約保養	600.00	0.00
Repairs	修理費	14,899.00	0.00
Depreciation	折舊	34,587.82	0.00
Electricity	電費	12,639.00	2,900.00
Water	水費	0.00	0.00
Insurance	保險費	27,209.00	0.00
Gardening & Decoration	園藝及裝飾	20,000.00	0.00
Sundry Expenses	雜項	14,996.23	0.00
Manager's Remuneration	經理人酬金	0.00	1,146.00
<u>TOTAL EXPENDITURE</u>	總支出	500,896.93	44,206.16
Operating Surplus / (Deficit) before Fund Transfer	基金轉調前盈餘 / (赤字)	(227,579.19)	19,262.84
Fund Transfer	基金轉調	(100.00)	0.00
Operating Surplus / (Deficit)	本期盈餘 / (赤字)	(227,679.19)	19,262.84
Allocation For Common Deficit	分攤共用收支虧損		
Carpark 車場	SHARES	670.00	2.88%
			(6,557.16)
Operating Surplus / (Deficit)	本期盈餘 / (赤字)		12,705.68
Surplus / (Deficit) B/F	盈餘 / (赤字) 滾存		(535,025.00)
<u>TOTAL SURPLUS / (DEFICIT)</u>	盈餘 / (赤字) 總額		(522,319.32)



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INCOME & EXPENDITURE ACCOUNT

		共用 <u>COMMON</u> HK\$	幼稚園 <u>KINDERGARTEN</u> HK\$
<u>INCOME</u>	收入		
Management Fees	管理費	0.00	3,819.00
Sundry Income	其他	273,317.74	644.00
<u>TOTAL INCOME</u>	總收入	273,317.74	4,463.00
<u>EXPENDITURE</u>	支出		
Staff Costs	員工開支	324,847.88	0.00
Cleaning Charges	清潔費	51,118.00	0.00
Contract Maintenance	合約保養	600.00	0.00
Repairs	修理費	14,899.00	0.00
Depreciation	折舊	34,587.82	0.00
Electricity	電費	12,639.00	0.00
Water	水費	0.00	0.00
Insurance	保險費	27,209.00	0.00
Gardening & Decoration	園藝及裝飾	20,000.00	0.00
Sundry Expenses	雜項	14,996.23	0.00
Manager's Remuneration	經理人酬金	0.00	211.00
<u>TOTAL EXPENDITURE</u>	總支出	500,896.93	211.00
Operating Surplus / (Deficit) before Fund Transfer	基金轉調前盈餘 / (赤字)	(227,579.19)	4,252.00
Fund Transfer	基金轉調	(100.00)	0.00
Operating Surplus / (Deficit)	本期盈餘 / (赤字)	(227,679.19)	4,252.00
Allocation For Common Deficit	分攤共用收支虧損		
Kindergarten 幼稚園	SHARES	124.00	0.53%
			(1,206.70)
Operating Surplus / (Deficit)	本期盈餘 / (赤字)		3,045.30
Surplus / (Deficit) B/F	盈餘 / (赤字)滾存		75,540.01
<u>TOTAL SURPLUS / (DEFICIT)</u>	盈餘 / (赤字)總額		78,585.31

Tsui Lai Garden
Statement of Cash Flows For the Month Ended 31st August 2023

	Aug-23 HK\$
Cash flow from operating activities	
Surplus for the month	462,045
Adjustments for:-	
Depreciation	36,230
Bank interest income	(272,118)
Operating surplus	<u>226,157</u>
(Increase) in other receivable	(128,295)
Decrease in prepayments	27,209
(Increase) in current account with manager	(1,139)
Decrease in current account with Owners' Corporation	10
(Decrease) in accruals	(901,230)
(Decrease) in receipts in advance	(136,125)
Net cash (used to) operating activities	<u>(913,413)</u>

Cash flows from investing activities	
Payment to acquire plant and equipment	(12,420)
Bank interest income received	272,118
Net cash generated from investing activities	<u>259,698</u>

Net decrease in cash and cash equivalents	(653,715)
Cash and cash equivalents at the beginning of the month	45,481,987
Cash and cash equivalents at the end of the month	<u><u>44,828,272</u></u>
Analysis of balance of cash and cash equivalents	
Cash at bank	2,319,840
Cash in hand	15,000
Cash at bank - Owners' Corporation	42,493,432
	<u><u>44,828,272</u></u>

翠麗花園

(1) <u>二零二三年八月份其他收入</u>	港幣
利息	272,117.24
石油氣專營權費用(2023年8月)	121,665.00
牌照費	79,565.00
舊衣回收回饋(2023年8月)	4,000.00
石油氣供應商臨時貨倉使用費用(2023年8月)	1,200.00
更換單車證行政費	200.00
智能卡行政費	200.00
	<u>478,947.24</u>
(2) <u>二零二三年八月份員工開支</u>	
員工薪津	
薪酬及津貼	458,487.18
強積金/長期服務金	23,123.24
年賞預留	6,605.00
員工招募費	449.82
臨時保安員薪酬	141,300.00
	<u>629,965.24</u>
(3) <u>二零二三年八月份清潔費</u>	
清潔合約	233,800.00
垃圾袋	26,000.00
滅蟲用品	240.00
	<u>260,040.00</u>
(4) <u>二零二三年八月份合約保養</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	2,040.00
緊急維修服務	600.00
	<u>138,951.00</u>



翠麗花園

(5) <u>二零二三年八月份修理費</u>	港幣
維修管理處外牆滲漏工程	18,500.00
維修物料(沙、五金及雜項配件等)	9,635.00
	<u>28,135.00</u>
(6) <u>二零二三年八份基本建設</u>	
折舊	<u>36,229.64</u>
(7) <u>二零二三年八月份雜項</u>	
物業稅	9,402.00
影印機及印刷費	9,117.22
賠償車損壞費用	2,400.00
紙巾、電腦用品、梯、皂液、百葉簾	1,784.95
電話費/互聯網費	1,197.00
運輸費	1,043.00
自動轉帳手續費	754.00
蒸餾水	700.00
速遞費(2023年5月至6月)	523.00
文具	502.00
掛號信	438.90
郵票	220.00
銀行手續費	62.16
員工卡	15.00
	<u>28,159.23</u>



翠麗花園

(8) 二零二三年八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	2,250,813.24		1
匯豐銀行	69,027.00		2
		2,319,840.24	
現金		15,000.00	
		<u>2,334,840.24</u>	

(9) 二零二三年八月份法團銀行存款

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	012-598-5-108026-6	定期單 23/3/2023 (由 23/3/2023 至 25/9/2023)	12,909,245.21
中國銀行	012-598-5-108027-9	定期單 23/3/2023 (由 23/3/2023 至 25/9/2023)	2,001,121.05
渣打銀行	973-3-322697-3	定期單 29/3/2023 (由 29/3/2023 至 29/9/2023)	1,018,067.28
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
			<u>42,463,910.29</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 31/8/2023	626.11
中國銀行	012-598-2-009915-0	收到截至 31/8/2023	28,772.95
中國銀行	012-598-2-009914-7	收到截至 31/8/2023	0.00
東亞銀行	015-150-68-01729-4	收到截至 31/8/2023	0.79
東亞銀行	015-150-68-01729-4	收到截至 31/8/2023	0.00
渣打銀行	407-1-130487-4	收到截至 2/9/2023	1.80
渣打銀行	407-0-087328-7	收到截至 2/9/2023	120.00
			<u>29,521.65</u>
			<u>42,493,431.94</u>

(10) 二零二三年八月份應收款項

應收管理費	358,128.00
其他收入	12,000.00
應收牌照費	10,200.00
	<u>380,328.00</u>

翠麗花園

(11) 二零二三年八月份應付款項(續)	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	8,000.00	
	<u>284,832.00</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	10,000.00	
	<u>15,446.00</u>	15,446.00
		<u>4,290,887.36</u>
(12) 二零二三年八月份應變基金		
承上結餘	10,722,289.50	
本月收入	100.00	
結餘	<u>10,722,389.50</u>	
(13) 二零二三年八月份翠麗特別基金		
承上結餘	17,804,399.30	*
本月收入	89,565.00	
石油氣專管權費用2023年8月(共120期,總數\$12,637,760)	105,314.00	
結餘	<u>17,999,278.30</u>	

*包括石油氣專管權費用2021年9至12月、2022年1月至12月及2023年1月至7月(共\$2,422,222)