



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: 08/2020

INCOME & EXPENDITURE ACCOUNT

		<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)	121,056.41
<b><u>TOTAL INCOME</u></b>	<b>總收入</b>		<u>1,547,891.41</u>
<b><u>EXPENDITURE</u></b>	<b>支出</b>		
Staff Costs	員工開支	(2)	594,109.84
Cleaning Charges	清潔費	(3)	247,000.00
Contract Maintenance	合約保養	(4)	136,917.00
Repairs	修理費	(5)	143,495.00
Depreciation	折舊	(6)	576.57
Electricity	電費		200,122.00
Insurance	保險費		23,174.00
Gardening & Decoration	園藝及裝飾		23,500.00
Sundry Expenses	雜項	(7)	26,247.02
Manager's Remuneration	經理人酬金		53,000.00
<b><u>TOTAL EXPENDITURE</u></b>	<b>總支出</b>		<u>1,448,141.43</u>
Surplus / (Deficit) for the Month	本期盈餘 / (赤字)		99,749.98
Fund Transfer	基金轉調		(70,400.00)
Surplus / (Deficit) B/F	盈餘 / (赤字)滾存		(465,001.21)
<b><u>TOTAL SURPLUS / (DEFICIT)</u></b>	<b>盈餘 / (赤字)總額</b>		<u>(435,651.23)</u>



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資產負債表  
BALANCE SHEET

截至 2020年08月31日  
AS AT 31/08/2020

	Note	HK\$
<b><u>FIXED ASSETS</u></b>		<u>13,268.53</u>
<b><u>CURRENT ASSETS</u></b>		
Cash at Bank & on Hand	(8)	2,881,937.78
Cash at Bank - Owners' Corporation	(9)	27,443,734.38
Account Receivable	(10)	270,431.00
Utility Deposits		539,100.00
Prepayments		78,072.00
Current Account with Manager		39,378.31
		<u>31,252,653.47</u>
<b><u>CURRENT LIABILITIES</u></b>		
Receipt in Advance		74,675.00
Accounts Payable & Accruals	(11)	3,019,221.78
		<u>3,093,896.78</u>
<b><u>NET ASSETS / (LIABILITIES)</u></b>		<u>28,172,025.22</u>
<b><u>REPRESENTED BY</u></b>		
Operating Surplus /(Deficit)		(435,651.23)
Various Deposits Received		2,452,247.00
Contingency Fund	(12)	13,013,819.50
Estate Activities Recreational Fund	(13)	12,625.95
Special Fund for Tsui Lai Garden	(14)	13,128,984.00
		<u>28,172,025.22</u>



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INCOME & EXPENDITURE ACCOUNT

	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	58,263.41	62,793.00	0.00	0.00	0.00	121,056.41
<b>TOTAL INCOME</b>	<b>58,263.41</b>	<b>1,295,638.00</b>	<b>130,206.00</b>	<b>59,965.00</b>	<b>3,819.00</b>	<b>1,547,891.41</b>
<b>EXPENDITURE</b>						
Staff Costs	379,562.02	175,358.58	0.00	39,189.24	0.00	594,109.84
Cleaning Charges	69,672.20	172,366.70	3,589.60	1,371.50	0.00	247,000.00
Contract Maintenance	3,000.00	131,959.80	1,957.20	0.00	0.00	136,917.00
Repairs	3,680.00	137,815.00	2,000.00	0.00	0.00	143,495.00
Depreciation	576.57	0.00	0.00	0.00	0.00	576.57
Electricity	6,877.00	146,529.00	43,816.00	2,900.00	0.00	200,122.00
Insurance	21,212.40	1,716.40	0.00	245.20	0.00	23,174.00
Gardening & Decoration	23,500.00	0.00	0.00	0.00	0.00	23,500.00
Sundry Expenses	11,179.07	13,942.95	1,125.00	0.00	0.00	26,247.02
Manager's Remuneration	0.00	45,877.00	5,316.00	1,526.00	281.00	53,000.00
<b>TOTAL EXPENDITURE</b>	<b>519,259.26</b>	<b>825,565.43</b>	<b>57,803.80</b>	<b>45,231.94</b>	<b>281.00</b>	<b>1,448,141.43</b>
Operating Surplus / (Deficit) before Fund Transfer	(460,995.85)	470,072.57	72,402.20	14,733.06	3,538.00	99,749.98
Fund Transfer	(100.00)	(70,300.00)	0.00	0.00	0.00	(70,400.00)
Operating Surplus / (Deficit)	(461,095.85)	399,772.57	72,402.20	14,733.06	3,538.00	29,349.98
Allocation For Common Deficit						
Residential 住宅	20,159.00	399,124.57	0.00	0.00	0.00	0.00
Commercial 商場	2,335.00	46,247.91	(46,247.91)	0.00	0.00	0.00
Carpark 車場	670.00	13,279.56	0.00	(13,279.56)	0.00	0.00
Kindergarten 幼稚園	124.00	2,443.81	0.00	0.00	(2,443.81)	0.00
	23,288.00					
Operating Surplus / (Deficit)	0.00	648.00	26,154.29	1,453.50	1,094.19	29,349.98
Surplus / (Deficit) B/F	0.00	(1,144,656.43)	660,292.63	(16,811.67)	36,174.26	(465,001.21)
<b>TOTAL SURPLUS / (DEFICIT)</b>	<b>0.00</b>	<b>(1,144,008.43)</b>	<b>686,446.92</b>	<b>(15,358.17)</b>	<b>37,268.45</b>	<b>(435,651.23)</b>

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MONTH: 08/2020

INCOME & EXPENDITURE ACCOUNT

		共用 <u>COMMON</u> HK\$	住宅 <u>RESIDENTIAL</u> HK\$
<b><u>INCOME</u></b>	<b><u>收入</u></b>		
Management Fees	管理費	0.00	1,232,845.00
Sundry Income	其他	58,263.41	62,793.00
<b><u>TOTAL INCOME</u></b>	<b><u>總收入</u></b>	<b>58,263.41</b>	<b>1,295,638.00</b>
<b><u>EXPENDITURE</u></b>	<b><u>支出</u></b>		
Staff Costs	員工開支	379,562.02	175,358.58
Cleaning Charges	清潔費	69,672.20	172,366.70
Contract Maintenance	合約保養	3,000.00	131,959.80
Repairs	修理費	3,680.00	137,815.00
Depreciation	折舊	576.57	0.00
Electricity	電費	6,877.00	146,529.00
Insurance	保險費	21,212.40	1,716.40
Gardening & Decoration	園藝及裝飾	23,500.00	0.00
Sundry Expenses	雜項	11,179.07	13,942.95
Manager's Remuneration	經理人酬金	0.00	45,877.00
<b><u>TOTAL EXPENDITURE</u></b>	<b><u>總支出</u></b>	<b>519,259.26</b>	<b>825,565.43</b>
Operating Surplus / (Deficit) before Fund Transfer	基金轉調前盈餘 / (赤字)	(460,995.85)	470,072.57
Fund Transfer	基金轉調	(100.00)	(70,300.00)
Operating Surplus / (Deficit)	本期盈餘 / (赤字)	<b>(461,095.85)</b>	<b>399,772.57</b>
Allocation For Common Deficit	分攤共用收支虧損		
Residential 住宅	SHARES	20,159.00	86.56%
			<b>(399,124.57)</b>
Operating Surplus / (Deficit)	本期盈餘 / (赤字)		648.00
Surplus / (Deficit) B/F	盈餘 / (赤字)滾存		<b>(1,144,656.43)</b>
<b><u>TOTAL SURPLUS / (DEFICIT)</u></b>	<b><u>盈餘 / (赤字)總額</u></b>		<b>(1,144,008.43)</b>



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INCOME & EXPENDITURE ACCOUNT

		共用 <u>COMMON</u> HK\$	商場 <u>COMMERCIAL</u> HK\$
<b><u>INCOME</u></b>	<b><u>收入</u></b>		
Management Fees	管理費	0.00	130,206.00
Sundry Income	其他	58,263.41	0.00
<b><u>TOTAL INCOME</u></b>	<b><u>總收入</u></b>	<b>58,263.41</b>	<b>130,206.00</b>
<b><u>EXPENDITURE</u></b>	<b><u>支出</u></b>		
Staff Costs	員工開支	379,562.02	0.00
Cleaning Charges	清潔費	69,672.20	3,589.60
Contract Maintenance	合約保養	3,000.00	1,957.20
Repairs	修理費	3,680.00	2,000.00
Depreciation	折舊	576.57	0.00
Electricity	電費	6,877.00	43,816.00
Insurance	保險費	21,212.40	0.00
Gardening & Decoration	園藝及裝飾	23,500.00	0.00
Sundry Expenses	雜項	11,179.07	1,125.00
Manager's Remuneration	經理人酬金	0.00	5,316.00
<b><u>TOTAL EXPENDITURE</u></b>	<b><u>總支出</u></b>	<b>519,259.26</b>	<b>57,803.80</b>
Operating Surplus / (Deficit) before Fund Transfer	基金轉調前盈餘 / (赤字)	(460,995.85)	72,402.20
Fund Transfer	基金轉調	(100.00)	0.00
Operating Surplus / (Deficit)	本期盈餘 / (赤字)	<b>(461,095.85)</b>	<b>72,402.20</b>
Allocation For Common Deficit	分攤共用收支虧損		
Commercial 商場	SHARES 10.03%		<b>(46,247.91)</b>
Operating Surplus / (Deficit)	本期盈餘 / (赤字)		26,154.29
Surplus / (Deficit) B/F	盈餘 / (赤字)滾存		660,292.63
<b><u>TOTAL SURPLUS / (DEFICIT)</u></b>	<b><u>盈餘 / (赤字)總額</u></b>		<b>686,446.92</b>



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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	58,263.41	0.00
<b>TOTAL INCOME</b>	<b>總收入</b>	<u>58,263.41</u>	<u>59,965.00</u>
<b>EXPENDITURE</b>	<b>支出</b>		
Staff Costs	員工開支	379,562.02	39,189.24
Cleaning Charges	清潔費	69,672.20	1,371.50
Contract Maintenance	合約保養	3,000.00	0.00
Repairs	修理費	3,680.00	0.00
Depreciation	折舊	576.57	0.00
Electricity	電費	6,877.00	2,900.00
Insurance	保險費	21,212.40	245.20
Gardening & Decoration	園藝及裝飾	23,500.00	0.00
Sundry Expenses	雜項	11,179.07	0.00
Manager's Remuneration	經理人酬金	0.00	1,526.00
<b>TOTAL EXPENDITURE</b>	<b>總支出</b>	<u>519,259.26</u>	<u>45,231.94</u>
Operating Surplus / (Deficit) before Fund Transfer	基金轉調前盈餘 / (赤字)	(460,995.85)	14,733.06
Fund Transfer	基金轉調	(100.00)	0.00
Operating Surplus / (Deficit)	本期盈餘 / (赤字)	<u>(461,095.85)</u>	<u>14,733.06</u>
Allocation For Common Deficit	分攤共用收支虧損		
Carpark 車場	SHARES 2.88%		<u>(13,279.56)</u>
Operating Surplus / (Deficit)	本期盈餘 / (赤字)		1,453.50
Surplus / (Deficit) B/F	盈餘 / (赤字)滾存		<u>(16,811.67)</u>
<b>TOTAL SURPLUS / (DEFICIT)</b>	<b>盈餘 / (赤字)總額</b>		<u>(15,358.17)</u>



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INCOME & EXPENDITURE ACCOUNT

		共用 <u>COMMON</u> HK\$	幼稚園 <u>KINDERGARTEN</u> HK\$
<b><u>INCOME</u></b>	<b><u>收入</u></b>		
Management Fees	管理費	0.00	3,819.00
Sundry Income	其他	58,263.41	0.00
<b><u>TOTAL INCOME</u></b>	<b><u>總收入</u></b>	<u>58,263.41</u>	<u>3,819.00</u>
<b><u>EXPENDITURE</u></b>	<b><u>支出</u></b>		
Staff Costs	員工開支	379,562.02	0.00
Cleaning Charges	清潔費	69,672.20	0.00
Contract Maintenance	合約保養	3,000.00	0.00
Repairs	修理費	3,680.00	0.00
Depreciation	折舊	576.57	0.00
Electricity	電費	6,877.00	0.00
Insurance	保險費	21,212.40	0.00
Gardening & Decoration	園藝及裝飾	23,500.00	0.00
Sundry Expenses	雜項	11,179.07	0.00
Manager's Remuneration	經理人酬金	0.00	281.00
<b><u>TOTAL EXPENDITURE</u></b>	<b><u>總支出</u></b>	<u>519,259.26</u>	<u>281.00</u>
Operating Surplus / (Deficit) before Fund Transfer	基金轉調前盈餘 / (赤字)	(460,995.85)	3,538.00
Fund Transfer	基金轉調	(100.00)	0.00
Operating Surplus / (Deficit)	本期盈餘 / (赤字)	<u>(461,095.85)</u>	<u>3,538.00</u>
Allocation For Common Deficit	分攤共用收支虧損		
Kindergarten 幼稚園	SHARES 0.53%		<u>(2,443.81)</u>
Operating Surplus / (Deficit)	本期盈餘 / (赤字)		1,094.19
Surplus / (Deficit) B/F	盈餘 / (赤字)滾存		<u>36,174.26</u>
<b><u>TOTAL SURPLUS / (DEFICIT)</u></b>	<b><u>盈餘 / (赤字)總額</u></b>		<u>37,268.45</u>

翠麗花園

(1)	<u>二零二零年八月份其他收入</u>	港幣
	利息	49,263.41
	牌照費	60,300.00
	其他	11,493.00
		<u>121,056.41</u>
(2)	<u>二零二零年八月份員工開支</u>	
	員工薪津	
	薪酬及津貼	541,938.06
	強積金/長期服務金	28,954.78
	年賞預留	10,911.00
	制服	12,306.00
		<u>594,109.84</u>
(3)	<u>二零二零年八月份清潔費</u>	
	清潔合約	211,000.00
	垃圾袋	36,000.00
		<u>247,000.00</u>
(4)	<u>二零二零年八月份合約保養</u>	
	升降機保養	112,374.00
	水泵系統及清洗水缸服務	9,480.00
	公共天線及衛星電視保養	7,963.00
	發電機保養	2,500.00
	閉路電視及對講機保養合約	2,100.00
	冷氣系統保養	1,600.00
	緊急維修服務	900.00
		<u>136,917.00</u>



翠麗花園

(5)	<u>二零二零年八月份修理費</u>	<u>港幣</u>
	更換食水喉、污水喉、咸水喉、雨水主喉	103,700.00
	維修物料(電子鎖、地磚、五金及雜項配件等)	10,116.00
	更換消防喉工程、維修消防缸漏水工程	8,200.00
	更換防火木門工程	7,900.00
	清洗冷氣機	7,200.00
	更換密碼鍵盤	3,000.00
	光管/燈泡及照明用品	2,156.00
	更換感應式開門制連面板	800.00
	閉路電視鏡頭及配件	423.00
		<u>143,495.00</u>
(6)	<u>二零二零年八月份基本建設</u>	
	折舊	<u>576.57</u>
(7)	<u>二零二零年八月份雜項</u>	
	物業稅	7,236.00
	文具	2,309.80
	廣告費	1,940.00
	交通費	850.00
	電話費	778.08
	銀行費用	725.05
	印刷費	653.59
	郵費	455.00
	其他	11,299.50
		<u>26,247.02</u>

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## 翠麗花園

## (8) 二零二零年八月份銀行存款及現金

儲蓄及往來存款：		港幣	附註
渣打銀行	2,802,525.53		1
匯豐銀行	70,412.25		2
		2,872,937.78	
現金		9,000.00	
		2,881,937.78	

## (9) 二零二零年八月份法團銀行存款

定期存款：	中國銀行	26,433,964.50	
	東亞銀行	1,000,764.38	
		27,434,728.88	
儲蓄及往來存款：	中國銀行	9,005.34	
	東亞銀行	0.16	
		9,005.50	
		27,443,734.38	

## (10) 二零二零年八月份應收款項

應收管理費	229,950.00
停車場系統保養第13期至第24期暫付款	34,200.00
應收牌照費	5,000.00
管理費及公共水電按金	1,101.00
補償醫療費用	180.00
	270,431.00

## 翠麗花園

(11) 二零二零年八月份應付款項	港幣	港幣
按金：		
牌照按金	149,600.00	
裝修按金	102,600.00	
管理費及公共水電按金	78,348.00	
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	
	<hr/>	379,648.00
預留款項：		
長期服務金預留	643,231.36	
電費預留	220,700.00	
年假預留	83,900.00	
物業稅預留	62,629.00	
年賞預留	87,288.00	
水費預留	12,200.00	
	<hr/>	1,109,948.36
應付未付款項：		
臨時保安員服務	27,170.00	
颱風山竹破壞後復修工程	16,500.00	
清潔合約	211,000.00	
外牆防水工程	203,619.00	
升降機保養	833,211.00	
商場赤字科款	47,809.84	
園藝保養合約	23,500.00	
平台防水維修工程	8,480.00	
水泵系統及清洗水缸服務	28,440.00	
公共天線及衛星電視保養	7,963.00	
閉路電視及對講機保養合約	4,200.00	
消防年檢後執修工程	5,205.00	
發電機保養	5,000.00	
更換消防喉	12,000.00	
冷氣系統保養	10,000.00	
更換排骨主喉	1,140.00	
緊急維修服務	800.00	
發送文件	500.00	
更換高位街燈	17,318.00	
	<hr/>	1,463,855.84
其他：		
停車場系統保養第13期至第24期暫收款	34,200.00	
未兌現支票	15,767.50	
多收管理費	11,802.08	
退還防疫基金	4,000.00	
	<hr/>	65,769.58
		<hr/> <hr/>
		3,019,221.78

翠麗花園

(12) <u>二零二零年八月份應變基金</u>	港幣
承上結餘	13,079,319.50
本月收入	100.00
本月支出:更換亭前消防前地擊工程	(15,600.00)
更換迴旋處地下消防喉工程	(50,000.00)
結餘	<u>13,013,819.50</u>
(13) <u>二零二零年八月份翠麗屋苑康樂活動基金</u>	
承上結餘	<u>12,625.95</u>
結餘	<u>12,625.95</u>
(14) <u>二零二零年八月份翠麗特別基金</u>	
承上結餘	13,058,684.00
本月收入	<u>70,300.00</u>
結餘	<u>13,128,984.00</u>