



Income And Expenditure Account

Name of Building

Tuen Mun Parklane Square

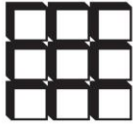
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Base Period

Feb 2020

	公共地方	寫字樓	寫字樓冷氣	商場	商場冷氣	停車場	合共
	Common	Office	Office Air-	Commercial	Commercial Air-	Carpark	Total
	HK\$	HK\$	Conditioning	HK\$	Conditioning	HK\$	HK\$
			HK\$		HK\$		
INCOME							
Management Fee	-	378,621.00	-	377,932.00	-	-	756,553.00
Car Park Management Fee	-	-	-	-	-	151,106.00	151,106.00
Air Conditioning	-	-	376,190.00	-	213,716.00	-	589,906.00
	-	378,621.00	376,190.00	377,932.00	213,716.00	151,106.00	1,497,565.00
Sundry Income							
Bank Interest Income	1.40	-	-	-	-	-	1.40
Extra Air Conditioning Charge	-	-	8,400.00	-	13,050.00	-	21,450.00
Transmitting Equipment Licence Fee	21,580.00	-	-	-	-	-	21,580.00
Light Box Licence Fee	13,672.00	-	-	-	-	-	13,672.00
External Wall Advertisement	12,916.00	-	-	-	-	-	12,916.00
Directory	-	-	-	-	-	-	-
Sundry Income	16,925.00	-	-	-	-	-	16,925.00
	65,094.40	-	8,400.00	-	13,050.00	-	86,544.40
TOTAL INCOME	65,094.40	378,621.00	384,590.00	377,932.00	226,766.00	151,106.00	1,584,109.40
EXPENDITURE							
Staff Costs							
Basic Salaries	393,251.44	-	-	-	-	-	393,251.44
MPF	41,247.08	-	-	-	-	-	41,247.08
Staff Benefits	2,229.50	-	-	-	-	-	2,229.50
	436,728.02	-	-	-	-	-	436,728.02
Cleaning Charges							
Cleaning Charges	-	84,840.36	-	69,414.84	-	38,563.80	192,819.00
	-	84,840.36	-	69,414.84	-	38,563.80	192,819.00
Contract Maintenance							
Lift Maintenance	-	60,226.00	-	15,756.00	-	25,018.00	101,000.00
Air Conditioning Maintenance	-	-	14,673.54	-	6,592.46	-	21,266.00
CCTV System Maintenance	900.00	-	-	-	-	-	900.00
Escalator Maintenance	-	-	-	47,520.00	-	-	47,520.00
Gondola System Maintenance	1,100.00	-	-	-	-	-	1,100.00
Generator Set Maintenance	880.00	-	-	-	-	-	880.00
Contract Maintenance	-	296.70	-	133.30	-	15,000.00	15,430.00
	2,880.00	60,522.70	14,673.54	63,409.30	6,592.46	40,018.00	188,096.00
Repairs							
Repairs	-	-	-	450.00	-	-	450.00
	-	-	-	450.00	-	-	450.00
Electricity	894.00	45,649.99	124,471.36	38,095.48	55,921.92	37,567.25	302,600.00
Sundry Expenses							
Bank Charges	44.85	-	-	-	-	-	44.85
Printing & Stationery	2,422.00	-	-	-	-	-	2,422.00
Postage	666.40	-	-	-	-	-	666.40
Advertising Expenses	3,049.20	-	-	-	-	-	3,049.20
Sundry Expenses	20,008.30	-	-	-	-	-	20,008.30
Travelling Expenses	37.00	-	-	-	-	-	37.00
	26,227.75	-	-	-	-	-	26,227.75
HQ Administration Fee	4,300.00	-	-	-	-	-	4,300.00
Manager's Remuneration	32,000.00	-	-	-	-	-	32,000.00
TOTAL EXPENDITURE	503,029.77	191,013.05	139,144.90	171,369.62	62,514.38	116,149.05	1,183,220.77
Operating Surplus / (Deficit) before Fund Transfer	(437,935.37)	187,607.95	245,445.10	206,562.38	164,251.62	34,956.95	400,888.63
Fund Transfer	-	(18,931.05)	(18,809.50)	(18,896.60)	(10,685.80)	(7,555.30)	(74,878.25)
Operating Surplus / (Deficit)	(437,935.37)	168,676.90	226,635.60	187,665.78	153,565.82	27,401.65	326,010.38
Allocation For Common Deficit							
Office 寫字樓	205,041.34	(205,041.34)	-	-	-	-	-
Office 寫字樓	40.86%	178,940.40	-	(178,940.40)	-	-	-
Carpark 停車場	12.32%	53,953.63	-	-	-	(53,953.63)	-
	100%						
Operating Surplus / (Deficit)	-	(36,364.44)	226,635.60	8,725.38	153,565.82	(26,551.98)	326,010.38
Surplus / (Deficit) B/F	-	(125,460.64)	197,258.54	(65,417.42)	125,969.61	(48,980.69)	83,369.40
TOTAL SURPLUS/(DEFICIT)	-	(161,825.08)	423,894.14	(56,692.04)	279,535.43	(75,532.67)	409,379.78

註： *不包括前管理公司截至 31/12/2019 之盈餘 / (赤字) 滾存
*不包括業主立案法團截至 31/12/2019 之盈餘 / (赤字) 滾存



佳定物業管理有限公司 Guardian Property Management Limited

大廈名稱
NAME OF BUILDING

屯門栢麗廣場
TUEN MUN PARKLANE SQUARE

資產負債表
BALANCE SHEET

截至 2020年02月29日
AS AT 29/02/2020

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	寫字樓 Office	寫字樓冷氣 Office Air- Conditioning	商場 Commercial	商場冷氣 Commercial Air- Conditioning	停車場 Carpark	合共 Total
	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$
<u>CURRENT ASSETS</u>						
Cash at Bank - Owners' Corporation	(347,598.72)	394,829.14	(369,146.23)	239,350.02	(225,707.96)	(308,273.75)
Account Receivable	110,471.31	88,254.00	132,823.64	63,903.16	103,365.05	498,817.16
Utility Deposits	3,139.28	0.00	2,739.66	0.00	826.06	6,705.00
Prepayments	(49,338.92)	0.00	(43,058.27)	0.00	(12,982.81)	(105,380.00)
Current Account with Manager	(51,711.13)	0.00	(45,128.51)	0.00	(13,607.03)	(110,446.67)
Current Account with Ex-Mgt Company	30,937.49	1,173.00	5,312.00	2,035.84	13,951.00	53,409.33
	<u>(304,100.69)</u>	<u>484,256.14</u>	<u>(316,457.71)</u>	<u>305,289.02</u>	<u>(134,155.69)</u>	<u>34,831.07</u>
<u>CURRENT LIABILITIES</u>						
Receipt in Advance	39,682.00	35,764.00	10,777.00	10,232.00	65,615.49	162,070.49
Accounts Payable & Accruals	(219,819.71)	(13,021.00)	(308,335.87)	(5,850.01)	(139,349.11)	(686,375.70)
	<u>(180,137.71)</u>	<u>22,743.00</u>	<u>(297,558.87)</u>	<u>4,381.99</u>	<u>(73,733.62)</u>	<u>(524,305.21)</u>
<u>NET ASSETS / (LIABILITIES)</u>	<u>(123,962.98)</u>	<u>461,513.14</u>	<u>(18,898.84)</u>	<u>300,907.03</u>	<u>(60,422.07)</u>	<u>559,136.28</u>
<u>REPRESENTED BY</u>						
Operating Surplus / (Deficit)	(161,825.08)	423,894.14	(56,692.04)	279,535.43	(75,532.67)	409,379.78 *
Major Repairs Reserve	37,862.10	37,619.00	37,793.20	21,371.60	15,110.60	149,756.50
	<u>(123,962.98)</u>	<u>461,513.14</u>	<u>(18,898.84)</u>	<u>300,907.03</u>	<u>(60,422.07)</u>	<u>559,136.28</u>

註 *不包括前管理公司截至 31/12/2019 之盈餘 / (赤字) 滾存

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