



Income And Expenditure Account

Name of Building

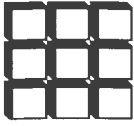
Tuen Mun Parklane Square

Base Period

Sep 2020

	公共地方 Common HK\$	寫字樓 Office HK\$	寫字樓冷氣 Office Air- Conditioning HK\$	商場 Commercial HK\$	商場冷氣 Commercial Air- Conditioning HK\$	停車場 Carpark HK\$	合共 Total 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	52.72	-	-	-	-	-	52.72
Extra Air Conditioning Charge	-	-	6,300.00	-	7,800.00	-	14,100.00
Hourly Car Park Fee	-	-	-	-	-	36,798.60	36,798.60
Transmitting Equipment Licence Fee	21,580.00	-	-	-	-	-	21,580.00
Light Box Licence Fee	5,617.62	73,617.50	-	10,166.00	-	-	89,401.12
External Wall Advertisement	-	1,800.00	-	13,206.00	-	1,800.00	16,806.00
Sundry Income	-	-	-	29,944.55	-	960.10	30,904.65
	27,250.34	75,417.50	6,300.00	53,316.55	7,800.00	39,558.70	209,643.09
TOTAL INCOME	27,250.34	454,038.50	382,490.00	431,248.55	221,516.00	190,664.70	1,707,208.09
EXPENDITURE							
Staff Costs							
Basic Salaries	267,867.58	-	61,303.44	-	53,496.99	-	382,668.01
MPF	13,302.46	-	3,044.37	-	2,656.69	-	19,003.52
Uniform & Laundry	4,561.90	-	408.03	-	356.07	-	5,326.00
Staff Benefits	644.00	-	-	-	-	-	644.00
	286,375.94	-	64,755.84	-	56,509.75	-	407,641.53
Cleaning Charges							
Cleaning Charges	-	90,811.00	-	70,159.00	-	38,585.00	199,555.00
	-	90,811.00	-	70,159.00	-	38,585.00	199,555.00
Contract Maintenance							
Lift Maintenance	-	60,226.30	-	16,685.20	-	24,088.50	101,000.00
Air Conditioning Maintenance	-	-	12,066.61	-	10,530.05	-	22,596.66
Fire Services Maintenance	2,265.00	-	-	-	-	-	2,265.00
CCTV System Maintenance	600.00	-	-	-	-	-	600.00
Escalator Maintenance	-	-	-	47,520.00	-	-	47,520.00
Gondola System Maintenance	1,150.00	-	-	-	-	-	1,150.00
Generator Set Maintenance	880.00	-	-	-	-	-	880.00
Carpark Barrier System Maintenance	-	-	-	-	-	3,650.00	3,650.00
Contract Maintenance	-	1,192.60	-	330.40	-	15,477.00	17,000.00
	4,895.00	61,418.90	12,066.61	64,535.60	10,530.05	43,215.50	196,661.66
Repairs							
Repair Air Conditioning	-	-	-	-	12,300.00	-	12,300.00
WaterProofing Work	-	28,500.00	-	-	-	-	28,500.00
Repairs	13,002.10	8,920.00	-	6,452.50	-	2,100.00	30,474.60
	13,002.10	37,420.00	-	6,452.50	12,300.00	2,100.00	71,274.60
Electricity							
Electricity	255.00	41,240.85	219,779.10	36,826.44	191,792.20	36,119.41	526,013.00
Insurance							
All Risk Insurance	9,248.05	-	-	-	-	-	9,248.05
Public Liability Insurance	2,918.00	-	-	-	-	-	2,918.00
Third Party Liability Insurance	333.00	-	-	-	-	-	333.00
Employees' Compensation Insurance	7,533.50	-	-	-	-	-	7,533.50
Medical Insurance	1,668.00	-	382.00	-	333.00	-	2,383.00
	21,700.55	-	382.00	-	333.00	-	22,415.55
Sundry Expenses							
Bank Charges	45.50	-	-	-	-	-	45.50
Printing & Stationery	2,275.18	-	-	-	-	-	2,275.18
Postage	1,393.00	-	-	-	-	-	1,393.00
Telephone	8,568.00	-	-	-	-	-	8,568.00
Sundry Expenses	4,230.22	-	-	-	-	-	4,230.22
Travelling Expenses	205.00	-	-	-	-	-	205.00
Miscellaneous - Walkie Talkie	1,000.00	-	-	-	-	-	1,000.00
	17,716.90	-	-	-	-	-	17,716.90
HQ Administration Fee							
HQ Administration Fee	4,300.00	-	-	-	-	-	4,300.00
Manager's Remuneration	32,000.00	-	-	-	-	-	32,000.00
TOTAL EXPENDITURE	380,245.49	230,890.75	296,983.55	177,973.54	271,465.00	120,019.91	1,477,578.24
Operating Surplus / (Deficit) before Fund Transfer	(352,995.15)	223,147.75	85,506.45	253,275.01	(49,949.00)	70,644.79	229,629.85
Fund Transfer	-	(18,931.05)	(18,809.50)	(18,896.60)	(10,685.80)	(7,555.30)	(74,878.25)
Operating Surplus / (Deficit)	(352,995.15)	204,216.70	66,696.95	234,378.41	(60,634.80)	63,089.49	154,751.60
Allocation For Common Deficit							
Office 寫字樓	46.82%	165,272.33	(165,272.33)	-	-	-	-
Commercial 商場	40.86%	144,233.82	-	(144,233.82)	-	-	-
Carpark 停車場	12.32%	43,489.00	-	-	-	(43,489.00)	-
	100.00%						
Operating Surplus / (Deficit)	-	38,944.37	66,696.95	90,144.59	(60,634.80)	19,600.49	154,751.60
Surplus / (Deficit) B/F	-	(4,807,874.86)	12,150,533.30	17,897,020.97	(10,415,701.97)	(3,856,980.60)	10,966,996.84
TOTAL SURPLUS/(DEFICIT)	-	(4,768,930.49)	12,217,230.25	17,987,165.56	(10,476,336.77)	(3,837,380.11)	11,121,748.44

註：已包括未審核前管理公司截至31/12/2019之盈餘 / 赤字



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09月30日
AS AT 30/09/2020

	寫字樓 Office HK\$	寫字樓冷氣 Office Air- Conditioning HK\$	商場 Commercial HK\$	商場冷氣 Commercial Air- Conditioning HK\$	停車場 Carpark HK\$	合共 Total HK\$
CURRENT ASSETS	流動資產					
Cash at Bank & on Hand	131,394.19	0.00	114,668.23	0.00	34,574.46	280,636.88
Cash at Bank - Owners' Corporation	17,842,605.41	1,876,022.37	(350,514.78)	740,962.63	(261,043.24)	19,848,032.39
Account Receivable	161,683.00	209,863.00	211,007.00	127,121.00	29,088.00	738,762.00
Temporary Payment	30,000.00	0.00	0.00	0.00	0.00	30,000.00
Utility Deposits	683,673.80	0.00	303,303.75	0.00	229,877.45	1,216,855.00
Prepayments	33,989.77	0.00	29,663.01	0.00	8,943.92	72,596.70
Current Account with Manager	307,545.11	(370,982.83)	268,519.63	(326,380.70)	80,691.15	(40,607.64)
Current Account with Ex-Mgt Company	(20,761,108.37)	11,559,203.54	21,574,056.41	(10,087,495.41)	(2,348,504.31)	(63,848.14)
	(1,570,217.09)	13,274,106.08	22,150,703.25	(9,545,792.48)	(2,226,372.57)	22,082,427.19
CURRENT LIABILITIES	流動負債					
Receipt in Advance	236,198.80	24,252.00	114,395.96	12,685.00	70,613.23	458,144.99
Temporary Receipt	0.00	0.00	0.00	0.00	795.00	795.00
Accounts Payable & Accruals	1,076,881.17	117,470.89	824,036.96	144,514.14	222,227.32	2,385,130.48
	1,313,079.97	141,722.89	938,432.92	157,199.14	293,635.55	2,844,070.47
NET ASSETS / (LIABILITIES)	資產/(負債)淨值					
	(2,883,297.06)	13,132,383.19	21,212,270.33	(9,702,991.62)	(2,520,008.12)	19,238,356.72
REPRESENTED BY	代表					
Operating Surplus /(Deficit)	(4,768,930.49)	12,217,230.25	17,987,165.56	(10,476,336.77)	(3,837,380.11)	11,121,748.44
Various Deposits Received	853,797.00	0.00	978,588.00	0.00	257,400.00	2,089,785.00
Major Repairs Reserve	1,031,836.43	915,152.94	2,246,516.77	773,345.15	1,059,971.99	6,026,823.28
	(2,883,297.06)	13,132,383.19	21,212,270.33	(9,702,991.62)	(2,520,008.12)	19,238,356.72

註：已包括未審核前管理公司截至31/12/2019之盈餘 / 赤字