



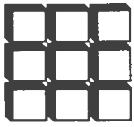
Income And Expenditure Account

Name of Building
Base Period

Tuen Mun Parklane Square
Jan 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\$
INCOME	收入							
Management Fee	管理費	-	378,621.00	-	377,932.00	-	-	756,553.00
Car Park Management Fee	車位管理費	-	-	-	-	-	151,106.00	151,106.00
Air Conditioning	冷氣費	-	-	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	其他							
Bank Interest Income	銀行利息收入	32,162.37	-	-	-	-	-	32,162.37
Extra Air Conditioning Charge	超時冷氣費	-	-	11,400.00	-	-	-	11,400.00
Transmitting Equipment Licence Fee	牌照費	21,580.00	-	-	-	-	-	21,580.00
Light Box Licence Fee	燈箱牌照費	13,676.00	-	-	-	-	-	13,676.00
External Wall Advertisement	外牆廣告收入	12,920.00	-	-	-	-	-	12,920.00
Directory	水牌	-	450.00	-	-	-	-	450.00
Sundry Income	其他	48,548.45	-	-	-	-	-	48,548.45
		128,886.82	450.00	11,400.00	-	-	-	140,736.82
TOTAL INCOME	總收入	128,886.82	379,071.00	387,590.00	377,932.00	213,716.00	151,106.00	1,638,301.82
EXPENDITURE	支出							
Staff Costs	員工開支							
Basic Salaries	員工開支	363,344.49	-	-	-	-	-	363,344.49
Bonus	年賞	310,290.00	-	-	-	-	-	310,290.00
MPF	強積金	2,313.66	-	-	-	-	-	2,313.66
		675,948.15	-	-	-	-	-	675,948.15
Cleaning Charges	清潔費							
Cleaning Charges	清潔費	-	85,811.00	-	70,159.00	-	38,585.00	194,555.00
		-	85,811.00	-	70,159.00	-	38,585.00	194,555.00
Contract Maintenance	合約保養							
Lift Maintenance	升降機/電梯保養	-	60,226.30	-	16,685.20	-	24,088.50	101,000.00
Air Conditioning Maintenance	冷氣系統保養	-	-	11,853.03	-	10,343.67	-	22,196.70
CCTV System Maintenance	保安系統保養	900.00	-	-	-	-	-	900.00
Escalator Maintenance	扶手電梯保養	-	-	-	47,520.00	-	-	47,520.00
Gondola System Maintenance	吊船保養	1,100.00	-	-	-	-	-	1,100.00
Generator Set Maintenance	發電機保養	880.00	-	-	-	-	-	880.00
Contract Maintenance	合約保養	-	-	-	-	-	15,000.00	15,000.00
		2,880.00	60,226.30	11,853.03	64,205.20	10,343.67	39,088.50	188,596.70
Repairs	修理費							
Repairs	修理費	-	-	-	9.00	-	-	9.00
		-	-	-	9.00	-	-	9.00
Electricity	電費	1,051.00	50,096.10	156,848.42	35,999.02	70,468.13	37,837.33	352,294.00
Gardening & Decoration	園藝及裝飾							
Festival Decoration	節日裝飾	1,895.42	-	-	-	-	-	1,895.42
		1,895.42	-	-	-	-	-	1,895.42
Sundry Expenses	雜項							
Bank Charges	銀行費用	42.90	-	-	-	-	-	42.90
Printing & Stationery	印刷及文具	1,860.50	-	-	-	-	-	1,860.50
Postage	郵費	1,085.30	-	-	-	-	-	1,085.30
Rent & Rates	差餉及地租	8,275.00	-	-	2,522.00	-	-	10,797.00
Telephone	電話費	4,926.70	-	-	-	-	-	4,926.70
Sundry Expenses	雜項	12,826.20	-	-	-	-	-	12,826.20
Distilled Water	蒸餾水	908.00	-	-	-	-	-	908.00
Travelling Expenses	交通費	122.00	-	-	-	-	-	122.00
		30,046.60	-	-	2,522.00	-	-	32,568.60
HQ Administration Fee	總部行政費	4,300.00	-	-	-	-	-	4,300.00
Manager's Remuneration	經理人酬金	32,000.00	-	-	-	-	-	32,000.00
TOTAL EXPENDITURE	總支出	748,121.17	196,133.40	168,701.45	172,888.22	80,811.80	115,510.83	1,482,166.87
Operating Surplus / (Deficit) before Fund Transfer	基金轉調前盈餘 / (赤字)	(619,234.35)	182,937.60	218,888.55	205,043.78	132,904.20	35,595.17	156,134.95
Fund Transfer	基金調撥	-	(18,931.05)	(18,809.50)	(18,896.60)	(10,685.80)	(7,555.30)	(74,878.25)
Operating Surplus / (Deficit)	本期盈餘 / (赤字)	(619,234.35)	164,006.55	200,079.05	186,147.18	122,218.40	28,039.87	81,256.70
Allocation For Common Deficit	分攤公共地方收支虧損							
Office 寫字樓	46.82%	289,925.53	(289,925.53)	-	-	-	-	-
Commercial 商場	40.86%	253,019.16	-	-	(253,019.16)	-	-	-
Carpark 停車場	12.32%	76,289.66	-	-	-	-	(76,289.66)	-
	100.00%							
Operating Surplus / (Deficit)	本期盈餘 / (赤字)	-	(125,918.98)	200,079.05	(66,871.98)	122,218.40	(48,249.79)	81,256.70
Surplus / (Deficit) B/F	盈餘 / (赤字) 滾存	-	(4,649,572.33)	10,904,020.10	17,843,345.77	(10,682,870.20)	(3,761,721.24)	9,653,202.10
TOTAL SURPLUS/(DEFICIT)	盈餘 / (赤字) 總額	-	(4,775,491.31)	11,104,099.15	17,776,473.79	(10,560,651.80)	(3,809,971.03)	9,734,458.80

註：已包括未經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01月31日
AS AT 31/01/2020

	寫字樓	寫字樓冷氣	商場	商場冷氣	停車場	合共
	Office HK\$	Office Air- Conditioning HK\$	Commercial HK\$	Commercial Air- Conditioning HK\$	Carpark HK\$	Total HK\$
CURRENT ASSETS	流動資產					
Cash at Bank & on Hand	10,000.00	0.00	0.00	0.00	0.00	10,000.00
Cash at Bank - Owners' Corporation	17,690,491.77	30,891.56	(720,745.75)	36,730.15	(361,806.13)	16,675,561.60
Account Receivable	447,585.81	369,705.00	440,570.74	196,291.00	180,875.90	1,635,028.45
Utility Deposits	679,919.00	0.00	301,627.50	0.00	228,603.50	1,210,150.00
Current Account with Manager	151,721.08	0.00	132,407.59	0.00	39,923.18	324,051.85
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)
	(1,781,390.71)	11,959,800.10	21,727,916.49	(9,854,474.26)	(2,260,907.86)	19,790,943.76
CURRENT LIABILITIES	流動負債					
Receipt in Advance	109,781.42	47,684.00	64,100.13	4,533.84	65,879.94	291,979.33
Temporary Receipt	7,991.00	7,940.00	2,950.00	1,668.00	1,325.00	21,874.00
Accounts Payable & Accruals	1,142,143.15	35,400.01	810,460.60	12,116.95	224,928.64	2,225,049.35
	1,259,915.57	91,024.01	877,510.73	18,318.79	292,133.58	2,538,902.68
NET ASSETS / (LIABILITIES)	資產/(負債)淨值					
	(3,041,306.28)	11,868,776.09	20,850,405.76	(9,872,793.05)	(2,553,041.44)	17,252,041.08
REPRESENTED BY	代表					
Operating Surplus / (Deficit)	(4,775,491.31)	11,104,099.15	17,776,473.79	(10,560,651.80)	(3,809,971.03)	9,734,458.80
Various Deposits Received	853,797.00	0.00	978,588.00	0.00	257,400.00	2,089,785.00
Major Repairs Reserve	880,388.03	764,676.94	2,095,343.97	687,858.75	999,529.59	5,427,797.28
	(3,041,306.28)	11,868,776.09	20,850,405.76	(9,872,793.05)	(2,553,041.44)	17,252,041.08

註：已包括未經審核前管理公司截至31/12/2019之盈餘/(赤字)