

Income And Expenditure Account

Name of Building

Base Period

Tuen Mun Parklane Square

Mar 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 HK\$	Office HK\$	Office Air- Conditioning HK\$	Commercial HK\$	Commercial Air- Conditioning HK\$	Carpark HK\$	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	16,123.64	-	-	-	-	-	16,123.64
Extra Air Conditioning Charge	-	-	17,400.00	-	-	-	17,400.00
Hourly Car Park Fee	-	-	-	-	-	57,261.60	57,261.60
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	-	900.00	-	-	-	-	900.00
Sundry Income	16,313.30	-	-	-	-	-	16,313.30
	80,604.94	900.00	17,400.00	-	-	57,261.60	156,166.54
TOTAL INCOME	80,604.94	379,521.00	393,590.00	377,932.00	213,716.00	208,367.60	1,653,731.54
EXPENDITURE							
Staff Costs							
Basic Salaries	365,394.94	-	-	-	-	-	365,394.94
MPF	18,110.72	-	-	-	-	-	18,110.72
Staff Recruitment	796.00	-	-	-	-	-	796.00
Uniform & Laundry	2,270.00	1,344.50	-	600.30	-	456.20	4,671.00
	386,571.66	1,344.50	-	600.30	-	456.20	388,972.66
Cleaning Charges							
Cleaning Charges	-	85,811.00	-	70,159.00	-	38,585.00	194,555.00
Waste Disposal	-	1,760.00	-	1,440.00	-	800.00	4,000.00
Cleaning Material & Equipment	519.90	3,203.92	-	2,796.08	-	-	6,519.90
	519.90	90,774.92	-	74,395.08	-	39,385.00	205,074.90
Contract Maintenance							
Lift Maintenance	-	60,226.30	-	16,685.20	-	24,088.50	101,000.00
Air Conditioning Maintenance	-	-	39,453.01	-	22,743.65	-	62,196.66
Fire Services Maintenance	2,205.00	-	-	-	-	-	2,205.00
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	-	-	-	-	-	15,000.00	15,000.00
	5,085.00	60,226.30	39,453.01	64,205.20	22,743.65	39,088.50	230,801.66
Repairs							
Repair Air Conditioning	-	4,900.00	-	-	-	-	4,900.00
Repair Fire Services	24,000.00	-	-	-	-	-	24,000.00
Repair CCTV System	-	-	-	1,680.00	-	1,760.00	3,440.00
Repair Escalator	-	-	-	114,600.00	-	-	114,600.00
Repairs	4,385.00	26,407.85	-	5,592.15	-	-	36,385.00
	28,385.00	31,307.85	-	121,872.15	-	1,760.00	183,325.00
Electricity	594.00	41,205.31	100,574.80	36,587.37	87,767.53	35,034.99	301,764.00
Insurance							
All Risk Insurance	18,496.10	-	-	-	-	-	18,496.10
Public Liability Insurance	5,841.00	-	-	-	-	-	5,841.00
Third Party Liability Insurance	672.40	-	-	-	-	-	672.40
Medical Insurance	2,646.00	-	-	-	-	-	2,646.00
	27,655.50	-	-	-	-	-	27,655.50
Gardening & Decoration							
Festival Decoration	-	4,335.98	-	3,784.02	-	-	8,120.00
	-	4,335.98	-	3,784.02	-	-	8,120.00
Sundry Expenses							
Bank Charges	44.20	-	-	-	-	-	44.20
Printing & Stationery	3,617.30	1,334.48	-	595.75	-	452.77	6,000.30
Postage	675.00	-	-	-	-	-	675.00
Telephone	7,833.77	-	-	-	-	-	7,833.77
Sundry Expenses	34,557.30	218.96	-	97.75	-	74.29	34,948.30
Property Tax	156,160.00	13,248.00	-	-	-	-	169,408.00
Travelling Expenses	300.00	-	-	-	-	-	300.00
	203,187.57	14,801.44	-	693.50	-	527.06	219,209.57
HQ Administration Fee	4,300.00	-	-	-	-	-	4,300.00
Manager's Remuneration	32,000.00	-	-	-	-	-	32,000.00
TOTAL EXPENDITURE	688,298.63	243,996.30	140,027.81	302,137.62	110,511.18	116,251.75	1,601,223.29
Operating Surplus / (Deficit) before Fund Transfer	(607,693.69)	135,524.70	253,562.19	75,794.38	103,204.82	92,115.85	52,508.25
Fund Transfer	-	(18,931.05)	(18,809.50)	(18,896.60)	(10,685.80)	(7,555.30)	(74,878.25)
Operating Surplus / (Deficit)	(607,693.69)	116,593.65	234,752.69	56,897.78	92,519.02	84,560.55	(22,370.00)
Allocation For Common Deficit							
Office 寫字樓	46.82%	284,522.19	-	-	-	-	-
Commercial 商場	40.86%	248,303.65	-	(248,303.65)	-	-	-
Carpark 停車場	12.32%	74,867.85	-	-	-	(74,867.85)	-
	100.00%						
Operating Surplus / (Deficit)	-	(167,928.54)	234,752.69	(191,405.87)	92,519.02	9,692.70	(22,370.00)
Surplus / (Deficit) B/F	-	(4,812,183.93)	11,333,555.28	17,783,858.20	(10,410,837.17)	(3,835,757.86)	10,058,634.52
TOTAL SURPLUS/(DEFICIT)	-	(4,980,112.47)	11,568,307.97	17,592,452.33	(10,318,318.15)	(3,826,065.16)	10,036,264.52

註：已包括未經審核前管理公司截至31/12/2019之盈餘/(赤字)



Income And Expenditure Account

Name of Building

Tuen Mun Parklane Square

For the period from 01/01/2020 To 31/03/2020

UNAUDITED

	公共地方	寫字樓	寫字樓冷氣	商場	商場冷氣	停車場	合共
	Common HK\$	Office HK\$	Office Air- Conditioning HK\$	Commercial HK\$	Commercial Air- Conditioning HK\$	Carpark HK\$	Total HK\$
INCOME							
Management Fee	-	1,135,863.00	-	1,133,796.00	-	-	2,269,659.00
Car Park Management Fee	-	-	-	-	-	453,318.00	453,318.00
Air Conditioning	-	-	1,128,570.00	-	641,148.00	-	1,769,718.00
	-	1,135,863.00	1,128,570.00	1,133,796.00	641,148.00	453,318.00	4,492,695.00
Sundry Income							
Bank Interest Income	48,287.41	-	-	-	-	-	48,287.41
Extra Air Conditioning Charge	-	-	37,200.00	-	13,050.00	-	50,250.00
Hourly Car Park Fee	-	-	-	-	-	57,261.60	57,261.60
Transmitting Equipment Licence Fee	64,740.00	-	-	-	-	-	64,740.00
Light Box Licence Fee	41,020.00	-	-	-	-	-	41,020.00
External Wall Advertisement	38,752.00	-	-	-	-	-	38,752.00
Directory	-	1,350.00	-	-	-	-	1,350.00
Sundry Income	81,786.75	-	-	-	-	-	81,786.75
	274,586.16	1,350.00	37,200.00	-	13,050.00	57,261.60	383,447.76
TOTAL INCOME	274,586.16	1,137,213.00	1,165,770.00	1,133,796.00	654,198.00	510,579.60	4,876,142.76
EXPENDITURE							
Staff Costs							
Basic Salaries	1,121,990.87	-	-	-	-	-	1,121,990.87
Bonus	310,290.00	-	-	-	-	-	310,290.00
MPF	61,671.46	-	-	-	-	-	61,671.46
Staff Recruitment	796.00	-	-	-	-	-	796.00
Uniform & Laundry	2,270.00	1,344.50	-	600.30	-	456.20	4,671.00
Staff Benefits	2,229.50	-	-	-	-	-	2,229.50
	1,499,247.83	1,344.50	-	600.30	-	456.20	1,501,648.83
Cleaning Charges							
Cleaning Charges	-	256,462.36	-	209,732.84	-	115,733.80	581,929.00
Waste Disposal	-	1,760.00	-	1,440.00	-	800.00	4,000.00
Cleaning Material & Equipment	519.90	3,203.92	-	2,796.08	-	-	6,519.90
	519.90	261,426.28	-	213,968.92	-	116,533.80	592,448.90
Contract Maintenance							
Lift Maintenance	-	180,678.90	-	50,055.60	-	72,265.50	303,000.00
Air Conditioning Maintenance	-	-	63,159.05	-	43,430.97	-	106,590.02
Fire Services Maintenance	2,205.00	-	-	-	-	-	2,205.00
CCTV System Maintenance	2,700.00	-	-	-	-	-	2,700.00
Escalator Maintenance	-	-	-	142,560.00	-	-	142,560.00
Gondola System Maintenance	3,300.00	-	-	-	-	-	3,300.00
Generator Set Maintenance	2,640.00	-	-	-	-	-	2,640.00
Contract Maintenance	-	-	-	-	-	45,000.00	45,000.00
	10,845.00	180,678.90	63,159.05	192,615.60	43,430.97	117,265.50	607,995.02
Repairs							
Repair Air Conditioning	-	4,900.00	-	-	-	-	4,900.00
Repair Fire Services	24,000.00	-	-	-	-	-	24,000.00
Repair CCTV System	-	-	-	1,680.00	-	1,760.00	3,440.00
Repair Escalator	-	-	-	114,600.00	-	-	114,600.00
Repairs	4,385.00	26,407.85	-	6,051.15	-	-	36,844.00
	28,385.00	31,307.85	-	122,331.15	-	1,760.00	183,784.00
Electricity	2,539.00	136,951.40	381,894.58	110,675.87	214,157.58	110,439.57	956,658.00
Insurance							
All Risk Insurance	18,496.10	-	-	-	-	-	18,496.10
Public Liability Insurance	5,841.00	-	-	-	-	-	5,841.00
Third Party Liability Insurance	672.40	-	-	-	-	-	672.40
Medical Insurance	2,646.00	-	-	-	-	-	2,646.00
	27,655.50	-	-	-	-	-	27,655.50
Gardening & Decoration							
Festival Decoration	1,895.42	4,335.98	-	3,784.02	-	-	10,015.42
	1,895.42	4,335.98	-	3,784.02	-	-	10,015.42
Sundry Expenses							
Bank Charges	131.95	-	-	-	-	-	131.95
Printing & Stationery	7,899.80	1,334.48	-	595.75	-	452.77	10,282.80
Postage	2,426.70	-	-	-	-	-	2,426.70
Advertising Expenses	3,049.20	-	-	-	-	-	3,049.20
Rent & Rates	8,275.00	-	-	2,522.00	-	-	10,797.00
Telephone	14,094.47	-	-	-	-	-	14,094.47
Sundry Expenses	67,391.80	218.96	-	97.75	-	74.29	67,782.80
Distilled Water	908.00	-	-	-	-	-	908.00
Property Tax	156,160.00	13,248.00	-	-	-	-	169,408.00
Travelling Expenses	459.00	-	-	-	-	-	459.00
	260,795.92	14,801.44	-	3,215.50	-	527.06	279,339.92
HQ Administration Fee	12,900.00	-	-	-	-	-	12,900.00
Manager's Remuneration	96,000.00	-	-	-	-	-	96,000.00
TOTAL EXPENDITURE	1,940,783.57	630,846.35	445,053.63	647,191.36	257,588.55	346,982.13	4,268,445.59
Operating Surplus / (Deficit) before Fund Transfer	(1,666,197.41)	506,366.65	720,716.37	486,604.64	396,609.45	163,597.47	607,697.17
Fund Transfer	-	(56,793.15)	(56,428.50)	(56,689.80)	(32,057.40)	(22,665.90)	(224,634.75)
Operating Surplus / (Deficit)	(1,666,197.41)	449,573.50	664,287.87	429,914.84	364,552.05	140,931.57	383,062.42
Allocation For Common Deficit							
Office 寫字樓	46.82%	780,113.64	(780,113.64)	-	-	-	-
Commercial 商場	40.86%	680,808.28	-	(680,808.28)	-	-	-
Carpark 停車場	12.32%	205,275.49	-	-	-	(205,275.49)	-
	100.00%						
Operating Surplus / (Deficit)	-	(330,540.14)	664,287.87	(250,893.44)	364,552.05	(64,343.92)	383,062.42
Surplus / (Deficit) B/F	-	(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)	-	(4,980,112.47)	11,568,307.97	17,592,452.33	(10,318,318.15)	(3,826,065.16)	10,036,264.52