

Income And Expenditure Account

Name of Building

Tuen Mun Parklane Square

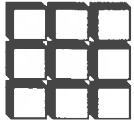
Base Period

Apr 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	1.56	-	-	-	-	-	1.56
Extra Air Conditioning Charge	-	-	48,750.00	-	-	-	48,750.00
Hourly Car Park Fee	-	-	-	-	-	12,276.00	12,276.00
Transmitting Equipment Licence Fee	21,580.00	-	-	-	-	-	21,580.00
Light Box Licence Fee	14,752.00	-	-	3,287.00	-	-	18,039.00
External Wall Advertisement	16,516.00	-	-	19,999.00	-	-	36,515.00
Directory	-	450.00	-	-	-	-	450.00
Sundry Income	4,000.00	-	-	11,594.50	-	511.60	16,106.10
	56,849.56	450.00	48,750.00	34,880.50	-	12,787.60	153,717.66
TOTAL INCOME	56,849.56	379,071.00	424,940.00	412,812.50	213,716.00	163,893.60	1,651,282.66
EXPENDITURE							
Staff Costs							
Basic Salaries	252,227.12	200.00	57,363.70	200.00	52,600.71	-	362,591.53
MPF	12,994.31	10.00	2,624.39	10.00	2,417.25	-	18,055.95
Uniform & Laundry	3,451.80	-	-	-	-	-	3,451.80
Staff Benefits	6,393.80	-	-	-	-	-	6,393.80
	275,067.03	210.00	59,988.09	210.00	55,017.96	-	390,493.08
Cleaning Charges							
Cleaning Charges	-	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							
Lift Maintenance	-	60,226.30	-	16,685.20	-	24,088.50	101,000.00
Air Conditioning Maintenance	-	-	11,853.01	-	10,343.65	-	22,196.66
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
	2,880.00	60,226.30	11,853.01	64,205.20	10,343.65	39,088.50	188,596.66
Repairs							
Repair Water Pump	10,500.00	6,781.80	-	5,918.20	-	-	23,200.00
Repair CCTV System	-	-	-	-	-	1,760.00	1,760.00
Repairs	1,428.80	3,310.40	-	999.60	-	1,350.00	7,088.80
	11,928.80	10,092.20	-	6,917.80	-	3,110.00	32,048.80
Electricity							
Electricity	222.00	40,800.71	97,966.05	37,265.95	85,490.98	37,892.31	299,638.00
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
	12,499.05	-	-	-	-	-	12,499.05
Sundry Expenses							
Bank Charges	42.25	-	-	-	-	-	42.25
Legal Fee	10,000.00	-	-	-	-	-	10,000.00
Printing & Stationery	4,337.40	-	-	-	-	-	4,337.40
Rent & Rates	10,439.00	-	-	-	-	-	10,439.00
Telephone	1,334.00	-	-	-	-	-	1,334.00
Sundry Expenses	6,845.30	2,604.22	-	2,272.71	-	-	11,722.23
Travelling Expenses	-	32.57	-	28.43	-	-	61.00
	32,997.95	2,636.79	-	2,301.14	-	-	37,935.88
HQ Administration Fee	4,300.00	-	-	-	-	-	4,300.00
Manager's Remuneration	32,000.00	-	-	-	-	-	32,000.00
TOTAL EXPENDITURE	371,894.83	199,777.00	169,807.15	181,059.09	150,852.59	118,675.81	1,192,066.47
Operating Surplus / (Deficit) before Fund Transfer	(315,045.27)	179,294.00	255,132.85	231,753.41	62,863.41	45,217.79	459,216.19
Fund Transfer	-	(18,931.05)	(18,809.50)	(18,896.60)	(10,685.80)	(7,555.30)	(74,878.25)
Operating Surplus / (Deficit)	(315,045.27)	160,362.95	236,323.35	212,856.81	52,177.61	37,662.49	384,337.94
Allocation For Common Deficit							
Office 寫字樓	46.82%	147,504.20	(147,504.20)	-	-	-	-
Commercial 商場	40.86%	128,727.50	-	(128,727.50)	-	-	-
Carpark 停車場	12.32%	38,813.57	-	-	-	(38,813.57)	-
	100.00%						
Operating Surplus / (Deficit)	-	12,858.75	236,323.35	84,129.31	52,177.61	(1,151.08)	384,337.94
Surplus / (Deficit) B/F	-	(4,980,112.47)	11,568,307.97	17,592,452.33	(10,318,318.15)	(3,826,065.16)	10,036,264.52
TOTAL SURPLUS/(DEFICIT)	-	(4,967,253.72)	11,804,631.32	17,676,581.64	(10,266,140.54)	(3,827,216.24)	10,420,602.46

註：已包括未經審核前管理公司截至31/12/2019 之盈餘 / (赤字)

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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04月30日
AS AT 30/04/2020

	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	105,537.55	0.00	83,376.00	0.00	25,139.32	214,052.87	
Cash at Bank - Owners' Corporation	17,715,504.02	906,987.94	(644,174.22)	472,539.61	(157,503.77)	18,293,353.58	
Account Receivable	206,550.31	233,531.00	355,069.64	174,780.16	46,510.05	1,016,441.16	
Temporary Payment	36,000.00	0.00	0.00	0.00	0.00	36,000.00	
Utility Deposits	683,673.80	0.00	303,303.75	0.00	229,877.45	1,216,855.00	
Prepayments	52,668.49	0.00	45,964.00	0.00	13,858.96	112,491.45	
Current Account with Manager	65,724.85	(59,988.09)	57,331.58	(55,017.96)	17,349.81	25,400.19	
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)	
	<u>(1,895,449.35)</u>	<u>12,639,734.39</u>	<u>21,774,927.16</u>	<u>(9,495,193.60)</u>	<u>(2,173,272.49)</u>	<u>20,850,746.11</u>	
CURRENT LIABILITIES	流動負債						
Receipt in Advance	56,553.15	18,507.00	66,951.23	7,334.00	101,290.11	250,635.49	
Temporary Receipt	0.00	0.00	0.00	0.00	1,325.00	1,325.00	
Accounts Payable & Accruals	1,224,273.04	(4,509.37)	900,772.52	43,696.79	271,733.15	2,435,966.13	
	<u>1,280,826.19</u>	<u>13,997.63</u>	<u>967,723.75</u>	<u>51,030.79</u>	<u>374,348.26</u>	<u>2,687,926.62</u>	
NET ASSETS / (LIABILITIES)	資產(負債)淨值						
	<u>(3,176,275.54)</u>	<u>12,625,736.76</u>	<u>20,807,203.41</u>	<u>(9,546,224.39)</u>	<u>(2,547,620.75)</u>	<u>18,162,819.49</u>	
REPRESENTED BY	代表						
Operating Surplus / (Deficit)	盈餘/(赤字)	(4,967,253.72)	11,804,631.32	17,676,581.64	(10,266,140.54)	(3,827,216.24)	10,420,602.46
Various Deposits Received	各類按金	853,797.00	0.00	978,588.00	0.00	257,400.00	2,089,785.00
Major Repairs Reserve	大型維修儲備金	937,181.18	821,105.44	2,152,033.77	719,916.15	1,022,195.49	5,652,432.03
		<u>(3,176,275.54)</u>	<u>12,625,736.76</u>	<u>20,807,203.41</u>	<u>(9,546,224.39)</u>	<u>(2,547,620.75)</u>	<u>18,162,819.49</u>

註：已包括未經審核前管理公司截至31/12/2019 之盈餘 / (赤字)

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